



FAYETTE COUNTY, GEORGIA

MILL FARMS

FROM THE

900's

SALES CENTER

Redwine Road & HWY 74
Peachtree City, Georgia 30269

HOURS OF OPERATION

Please contact us to schedule an appointment.

DIRECTIONS

From I-85 S, take exit 44 toward Newnan, Sharpsburg. In 0.3 miles, turn left onto Poplar Road. In 1.3 miles, take the second exit at the roundabout onto Poplar Road. At the next roundabout, take the second exit and continue onto Poplar Road. In about 2 miles, take the first exit at the roundabout onto Poplar Road. Drive for 1.6 miles, then turn left onto SR-16. In 2.7 miles, take the second exit at the roundabout onto SR-16. Continue for about 4 miles, and take the second exit at the roundabout onto SR-16. In 3 miles, turn left onto SR-85. In 3 miles, turn left onto SR-74 N. In 1.3 miles, turn right onto Redwine Road. In less than a mile, the development is on your left on Eclipse Road.

Start living your dream lifestyle in beautiful Peachtree City, Georgia! At Mill Farms, there are 74 homesites to choose from all including our brand new Diamond Package standards and distrcted for Starrs Mill High School. Enjoy proximity to schools, dining and shopping, all with access to golf cart paths!

Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

VEE JOKJOHOR

404.379.7173
vee@jefflindseycommunities.com

J.R. OZLEY

770.301.2504
jr@jlc.team



Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities



Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.

THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



ANDERSON F Base Price: **\$999,900**
3,505 sqft 4 Beds 3.5 Baths



BELLINGER F Base Price: **\$958,500**
2,807 sqft 4 Beds 3 Baths



BRANTLEY F Base Price: **\$955,700**
2,660 sqft 4 Beds 3 Baths



BRYANT F Base Price:
\$1,038,500
3,635 sqft 4 Beds 4 Baths



CARAY F Base Price: **\$969,700**
2,796 sqft 5 Beds 3.5 Baths



GORDON F Base Price:
\$1,001,700
3,507 sqft 5 Beds 4 Baths



HARPER F Base Price:
\$1,005,900
3,570 sqft 5 Beds 4 Baths



HARRIS F Base Price: **\$958,900**
2,948 sqft 4 Beds 3 Baths



JACKSON F Base Price:
\$1,157,900
5,355 sqft 5 Beds 5.5 Baths



MILLWOOD F Base Price: **\$991,700**
3,458 sqft 5 Beds 4 Baths



MURPHY F Base Price:
\$1,005,700



TURNER F Base Price: **\$972,500**
3,039 sqft 4 Beds 3.5 Baths

SALES CENTER
Redwine Road & HWY 74
Peachtree City, Georgia 30269

SALES CENTER ASSOCIATE
Vee Jokjohor - 404.379.7173
J.R. Ozley - 770.301.2504

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*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2025-06-12 07:00 and subject to change thereafter.



AVAILABLE **INVENTORY**

| LOT NUMBER | FLOOR PLAN | SALES PRICE | APPROX. SQUARE FOOTAGE |
|------------|------------|-------------|------------------------|
| 72 | HARRIS F | \$1,034,025 | 2,848 |
| N/A | GORDON F | \$1,075,175 | 3,507 |

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INCLUDED **FEATURES** *PLATINUM*

INTERIOR

- 10' Smooth Ceilings on Main Floor
- Designer Nickel, Black, or Gold Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & All Bedrooms
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase
- 5" Newells at Bottom of 1st Floor Stairs
- Board and Batten to Ceiling, Board and Batten Squares, Chair Rail or Large Shadow Box Trim in Dining Room*****
- Picture Molding in Foyer
- Nickel, Black, or Gold Knobs & Hinges
- Level 4 Engineered Hardwood or Level 6 LVP in All Main Living Areas, Halls, and First Floor Primary and Closet
- Tile Flooring in Laundry Room & All Bathrooms
- Level 3 Quartz and Equivalent in Granite in Kitchen and Primary Bath
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Direct Vent Fireplace with Cedar Mantle and Stone Surround to Ceiling
- Large Walk-In Closets
- Upgraded Low Voltage with Structured Wiring Box
- Pre-Wired for Security System
- Indoor Utility / Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel, White Fireclay, or Black Composite Granite Farmhouse Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Gas Cooktop, Double Wall Mounted Ovens & Microwave, Wood Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs*
- Granite or Quartz Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Wood Shelving

MASTER SUITE

- Double Custom Vanities
- 5' Tile Shower
- Nickel, Black, or Gold Frameless Shower Door
- Freestanding Tub & Freestanding Faucet
- Walk-In Closets with Shelving System
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Brick/Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- Extended Covered Patio Per Plan*
- Lifetime Vinyl Soffit

- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Sewer
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Approximately 0.26 acres per lot

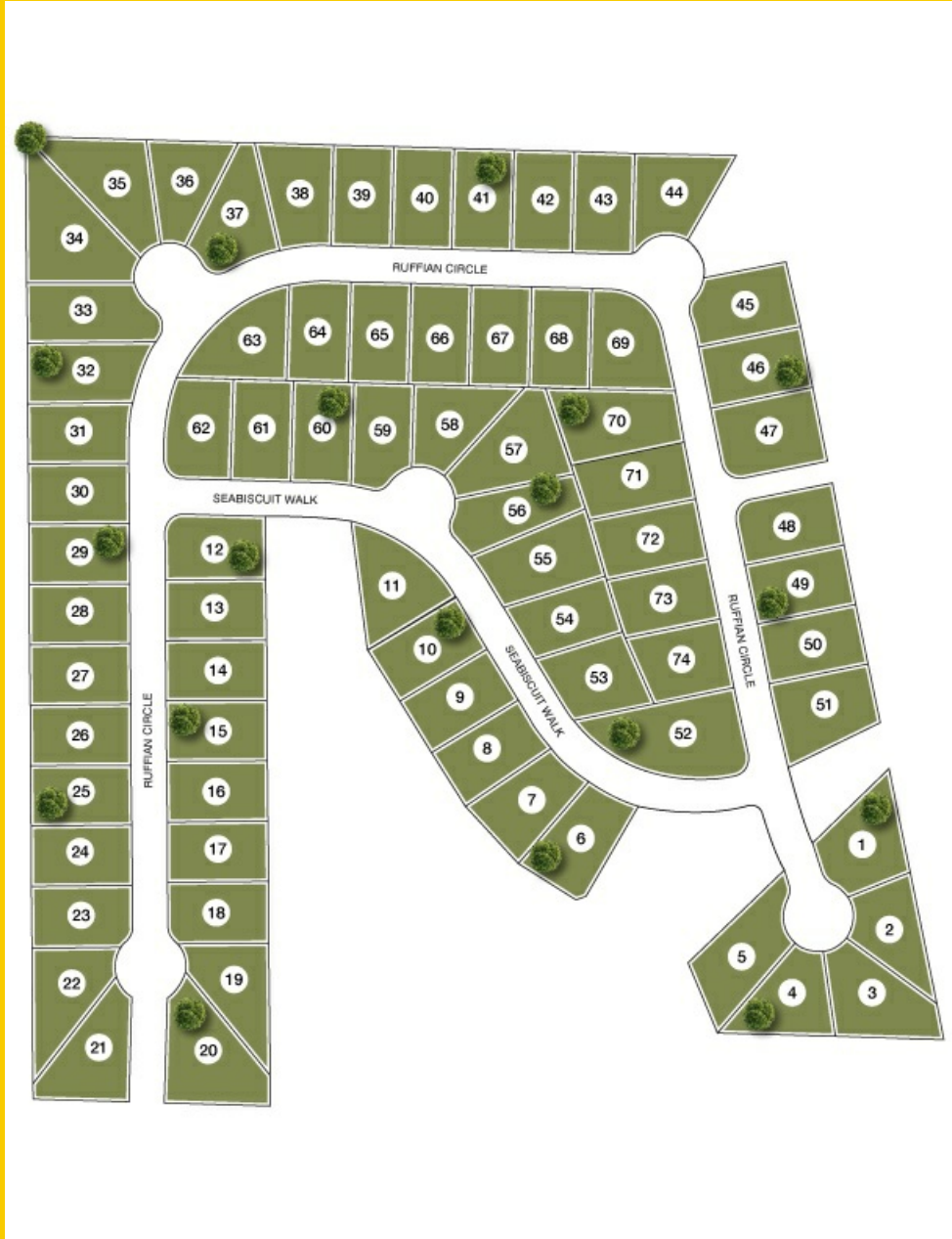
* Varies per Plan

Photo shown is representation & may reflect options/upgrades not included in listed price

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COMMUNITY SITE MAP



Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.

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