



# JEFF LINDSEY COMMUNITIES

*Live your dream.*



FAYETTE COUNTY, GEORGIA

## MILL FARMS

FROM THE

900's

### SALES CENTER

315 Ruffian Circle  
Peachtree City, Georgia 30269

### HOURS OF OPERATION

Monday - Saturday: 11 AM - 6 PM  
Sunday: 1 - 5 PM

### DIRECTIONS

From Atlanta, begin on I-85 S and take exit 242 to merge onto I-85 S toward Domestic, Montgomery. Drive 15 miles and take exit 61 toward Peachtree City. In 0.2 miles, turn left onto Senoia Road/SR-74. In 17 miles, turn left onto Redwine Road. The development is on your left in less than a mile.

From Newnan, begin on Bullsboro Drive/SR-34 E. Drive 13 miles and turn right onto SR-74 S. In 5.8 miles, turn left onto Redwine Road. In less than a mile, the development is on your left.

From Fayetteville, take I-85 S for 9.2 miles and turn right onto SR-74 N. In 1.3 miles, turn right onto Redwine Road. In less than a mile, the development is on your left.

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 districted 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

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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: **\$1,039,900**  
3,505 sqft 4 Beds 3.5 Baths



**BELLINGER F** Base Price: **\$998,500**  
2,807 sqft 4 Beds 3 Baths



**BRANTLEY F** Base Price: **\$995,700**  
2,660 sqft 4 Beds 3 Baths



**BRYANT F** Base Price: **\$1,078,500**  
3,635 sqft 4 Beds 4 Baths



**CARAY F** Base Price: **\$1009,700**  
2,796 sqft 5 Beds 3.5 Baths



**GORDON F** Base Price: **\$1,041,700**  
3,507 sqft 5 Beds 4 Baths



**HARPER F** Base Price: **\$1,063,800**  
3,832 sqft 5 Beds 4 Baths



**HARRIS F** Base Price: **\$988,900**  
2,948 sqft 4 Beds 3 Baths



**JACKSON F** Base Price: **\$1,197,900**  
5,355 sqft 5 Beds 5.5 Baths



**MILLWOOD F** Base Price: **\$1,031,700**  
3,458 sqft 5 Beds 4 Baths



**MURPHY F** Base Price: **\$1,045,700**  
3,695 sqft 5 Beds 4 Baths



**TURNER F** Base Price: **\$1,012,500**  
3,039 sqft 4 Beds 3.5 Baths

**SALES CENTER**  
315 Ruffian Circle  
Peachtree City, Georgia 30269

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

**HOURS OF OPERATION**  
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\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2026-04-22 07:00 and subject to change thereafter.



**AVAILABLE INVENTORY**

<b>LOT NUMBER</b>	<b>FLOOR PLAN</b>	<b>SALES PRICE</b>	<b>APPROX. SQUARE FOOTAGE</b>
<b>71</b>	<b>CARAY F</b>	<b>\$987,700</b>	<b>2,796</b>
<b>70</b>	<b>ANDERSON F</b>	<b>\$998,700</b>	<b>3,505</b>
<b>N/A</b>	<b>HARRIS F</b>	<b>\$999,500</b>	<b>2,948</b>
<b>55</b>	<b>GORDON F</b>	<b>\$1,045,900</b>	<b>3,507</b>

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**INCLUDED FEATURES: DIAMOND**

**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

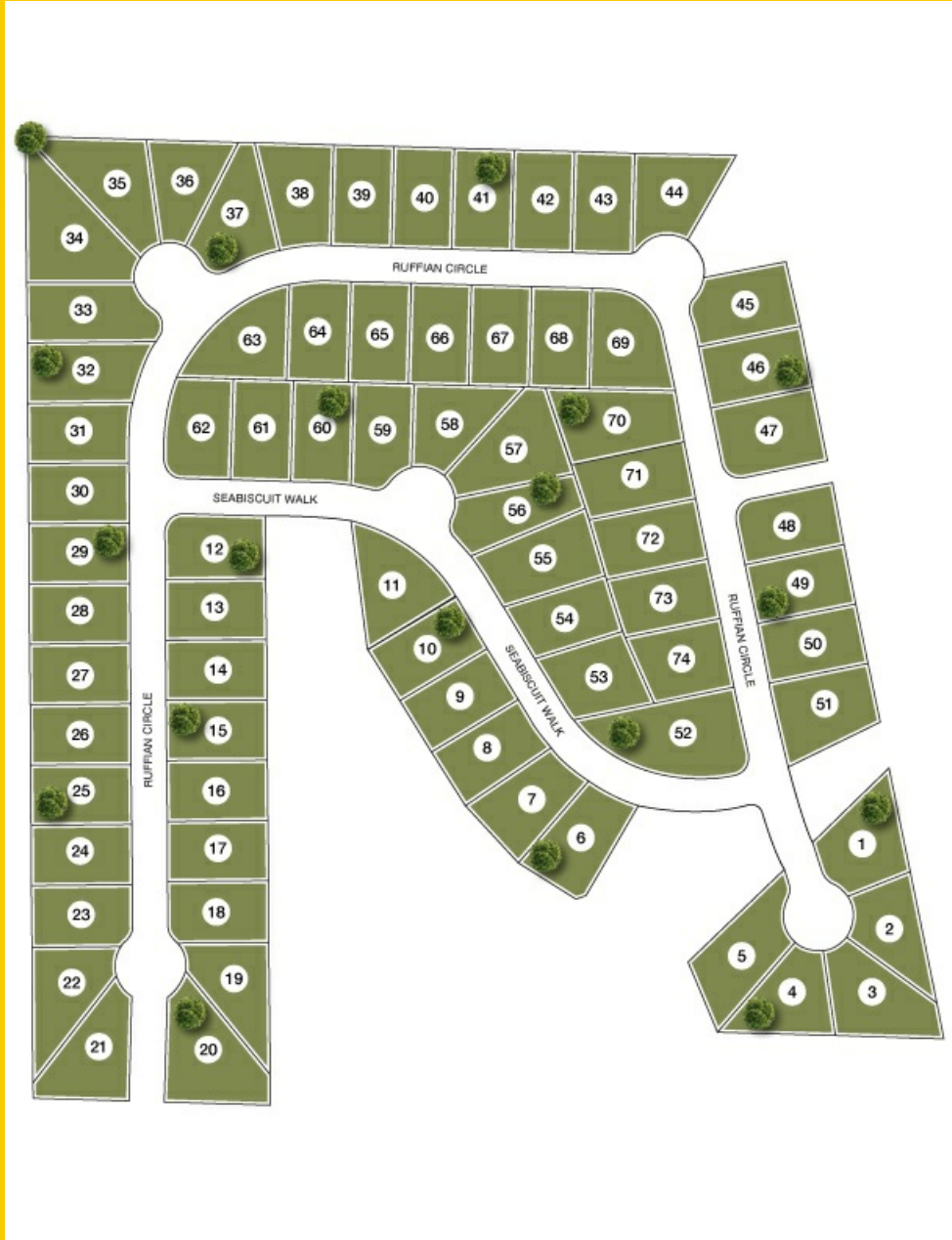
\* Varies per Plan

**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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