JEFF LINDSEY COMMUNITIES
Live your dream.



FAYETTE COUNTY, GEORGIA

MILL FARMS

FROM THE

1'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

770.301.2504
jr@jlc.team

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

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



ANDERSON F
Base Price: **$1,069,900**
3,505 sqft 4 Beds 3.5 Baths



BELLINGER F
Base Price: **$1,028,500**
2,807 sqft 4 Beds 3 Baths



BRYANT F
Base Price: **$1,108,500**
3,635 sqft 4 Beds 4 Baths



CARAY F
Base Price: **$1,039,700**
2,796 sqft 5 Beds 3.5 Baths



GORDON F
Base Price: **$1,071,700**
3,507 sqft 5 Beds 4 Baths



HARPER F
Base Price: **$1,093,800**
3,832 sqft 5 Beds 4 Baths



HARRIS F
Base Price: **$1,028,900**
2,948 sqft 4 Beds 3 Baths



JACKSON F
Base Price: **$1,227,900**
5,355 sqft 5 Beds 5.5 Baths



MILLWOOD F
Base Price: **$1,061,700**
3,458 sqft 5 Beds 4 Baths



MURPHY F
Base Price: **$1,075,700**
3,695 sqft 5 Beds 4 Baths



TURNER F
Base Price: **$1,042,500**
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

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*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-11-12 08:01 and subject to change thereafter.

JEFFLINDSEYCOMMUNITIES.COM

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

Lindsey Marketing Group

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AVAILABLE **INVENTORY**

HOMESITE	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
71	CARAY F	$949,990	2,796

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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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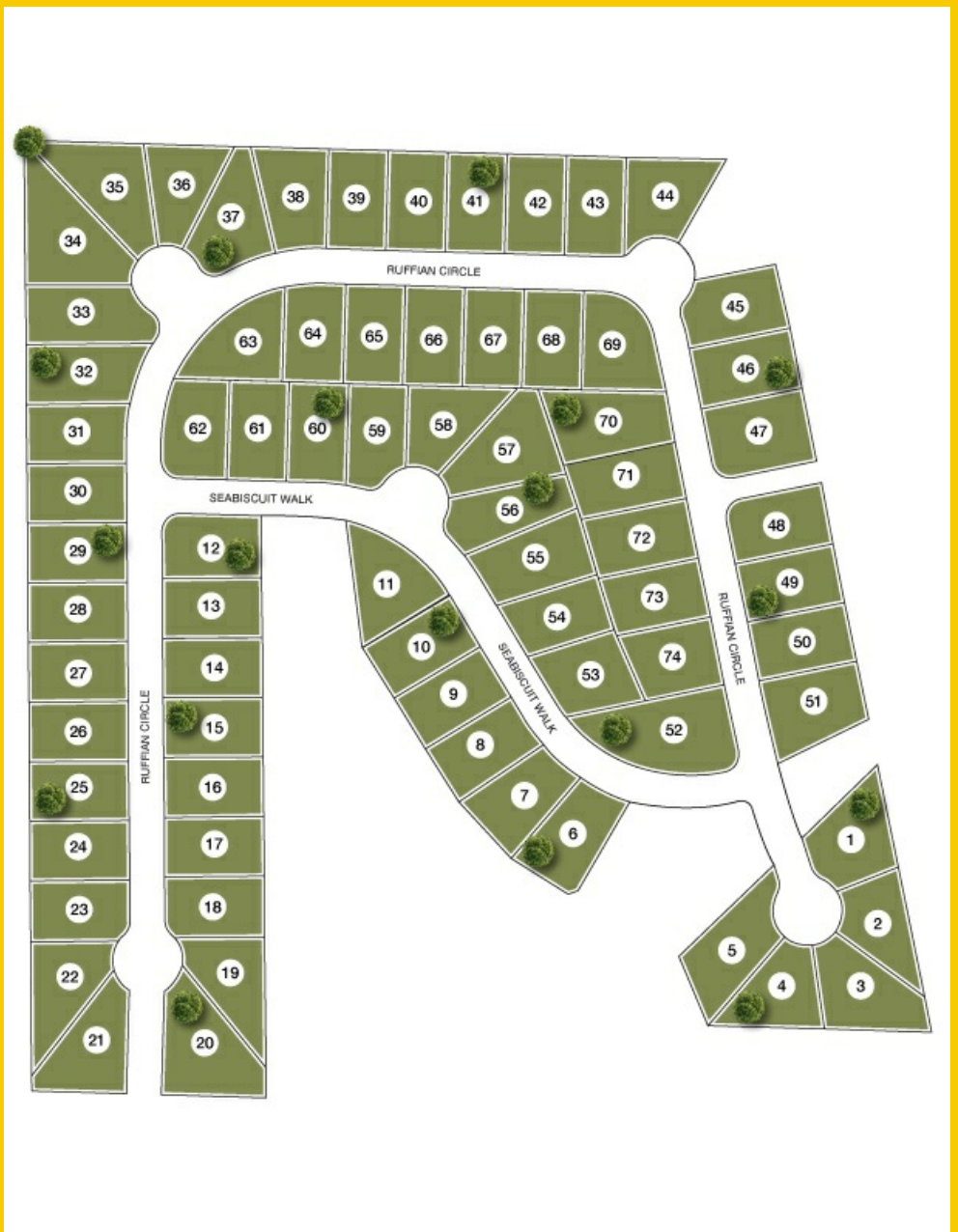
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COMMUNITY SITE **MAP**



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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