



**COWETA COUNTY, GA**

# OLD MILL RESERVE

FROM THE

**800's**

#### **SALES CENTER**

Old Mill Way  
Senoia, GA

#### **HOURS OF OPERATION**

Please contact us to make an appointment.

#### **DIRECTIONS**

From Senoia on SR-16, turn left onto Elders Mill Road. In 0.4 miles, turn right onto Old Mill Way. Lots are on the right.

Now selling, Old Mill Reserve is one of our newest communities in the sought-after location of Senoia, Georgia. Discover three 5-acre lots in a beautiful rural setting just eight minutes away from downtown Senoia. Each home will include our Platinum features and is districted for East Coweta High School!

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

**J.R. OZLEY**

770-301-2504  
jr@jlc.team



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

**Lindsey Marketing  
Group** 

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

AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
2	WOODBURY F	\$825,900	3,702
4	GREYWELL F	\$839,900	3,662
3	BRYANT F	\$864,900	3,635

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







## INCLUDED **FEATURES** PLATINUM

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Master Bedroom
- Ceiling Fan pre-wire in Secondary Bedrooms
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase
- 5" Newells at Bottom of 1st Floor Stairs
- Coffered Ceiling with Crown in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Black Knobs & Hinges
- 5" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms
- Granite in Master and Marble in Secondary Baths
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Stone Mantle - Stone or Marble Surround
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box

\*Base Prices for 850 sq. ft. model. Options or applicable lot premiums are extra. Prices and features are accurate as of 2025-06-07. Plans and subject to change thereafter.

### KITCHEN

**JEFFLINDSEYCOMMUNITIES.COM**

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Cooktop, Wall Mounted Oven, Microwave, Dishwasher, & Refrigerator

### Dishwasher

- Stainless Steel Appliances - Includes Electric Cooktop, Double Wall Mounted Oven, MicroHood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs
- Granite Countertops
- Decorative Tile Backsplash
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanities
- 5' Tile Shower
- Nickel or Black Frameless Shower Door
- Freestanding Tub & Roman Faucet
- Large Carpeted Walk-In closets
- Vaulted Ceilings
- Trey Ceilings
- Private Sitting Room

### EXTERIOR

- Cement Siding
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12' x 12' Uncovered Patio
- Lifetime Vinyl Soffit
- Shutters
- Pre-Finished Gutters with Splash Blocks

- 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 & Septic Tanks - County Water & Sewer - City Water & Sewer
- FHA/VA Approved
- HOA & Protective Covenants - Protective Covenants - Delete
- Street Lights
- Approximately 5 acres per lot

\* Varies per Plan

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



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