



**DOUGLAS COUNTY, GA**

# ESTATES AT DORSETT BRIDGE

FROM THE

**500's**

## Now Selling From the \$500's

### SALES CENTER

Bridge Rd & Grayland Dr  
Douglasville, GA 30135

### HOURS OF OPERATION

Call for an Appointment

### DIRECTIONS

From Atlanta, Take I-20W to exit 34, turn left and go approximately 5 miles to a slight left onto Kings Hwy, then travel to Big A Rd. turn left & go approximately one mile to Dorsett Bridge Rd. Turn right into Dorsett Bridge Estates.

From I-285 to South Fulton Parkway go approx. 5 miles on South Fulton Parkway, then turn right onto HW 92 North. Go to the round-about and take 2<sup>nd</sup> exit to SR-166 West. Travel 7 miles to Big A Road, then turn right. Go 1.7 miles and turn left onto Dorsett Bridge Road, Douglasville.

The Estates at Dorsett Bridge, another spectacular upscale development built by Jeff Lindsey Communities. This gorgeous development will feature Ranch, Owner's Suite on the Main and Two-story homes on 3-acre homesites. Choose from our Craftsman, Traditional and Modern Farmhouse Style and many different floor plans.

The Estates at Dorsett Bridge is conveniently located minutes from I-20 and Hwy 92 near entertainment, recreation, and shopping. Build your tomorrow here today and "Live Your Dream" with Jeff Lindsey Communities!

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

## **KYLE JOHNSON**

770-309-8245

[Kyle.johnson@jefflindseycommunities.com](mailto:Kyle.johnson@jefflindseycommunities.com)



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.

# JEFF LINDSEY COMMUNITIES

*Live your dream.*

## ESTATES AT DORSETT BRIDGE

DOUGLAS COUNTY, GA

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



**MURPHY B**

Base Price: **\$596,500**  
3,687 sqft 5 Beds 3.5 Baths



**WOODBURY B**

Base Price: **\$604,900**  
3,711 sqft 4 Beds 3.5 Baths

#### SALES CENTER

Bridge Rd & Grayland Dr  
Douglasville, GA 30135

#### SALES CENTER ASSOCIATE

Kyle Johnson - 770-309-8245

#### HOURS OF OPERATION

Call for an Appointment

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2025-12-08 08:00 and subject to change thereafter.



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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
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## 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 or Board & Batten Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast, Family Room
- Tile Flooring in Laundry Room & all Bathrooms\*
- Granite Countertops in Master and Cultured Marble in Secondary Baths and Elongated Commodes
- Large Walk In Closets
- Wood Burning Fireplace with Mantle and Stone or Marble Surround
- Upgraded Low Voltage with Structured Wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Cooktop, Under Cabinet Vent Hood, Built in Microwave Oven

### Combo & Dishwasher

- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware\*
- Granite, Marble or Quartz Countertops
- Decorative Tile Backsplash\*
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanity
- 5' Tile Shower\*
- Designer Nickel or Bronze Swinging Shower Door
- Free Standing Tub & Roman Faucet\*
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trey Ceilings\*
- Private Sitting Room\*

### EXTERIOR

- Fiber Cement Siding
- Craftsman, Traditional or Farmhouse Style Elevations
- Optional (Ask Agents about pricing\*)
- 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
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

- Garage Door Opener with 2 Remotes

### 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
- FHA/VA Approved
- Protective Covenants
- Street Lights
- Approximately 3 acres per lot

\* Varies per Plan

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

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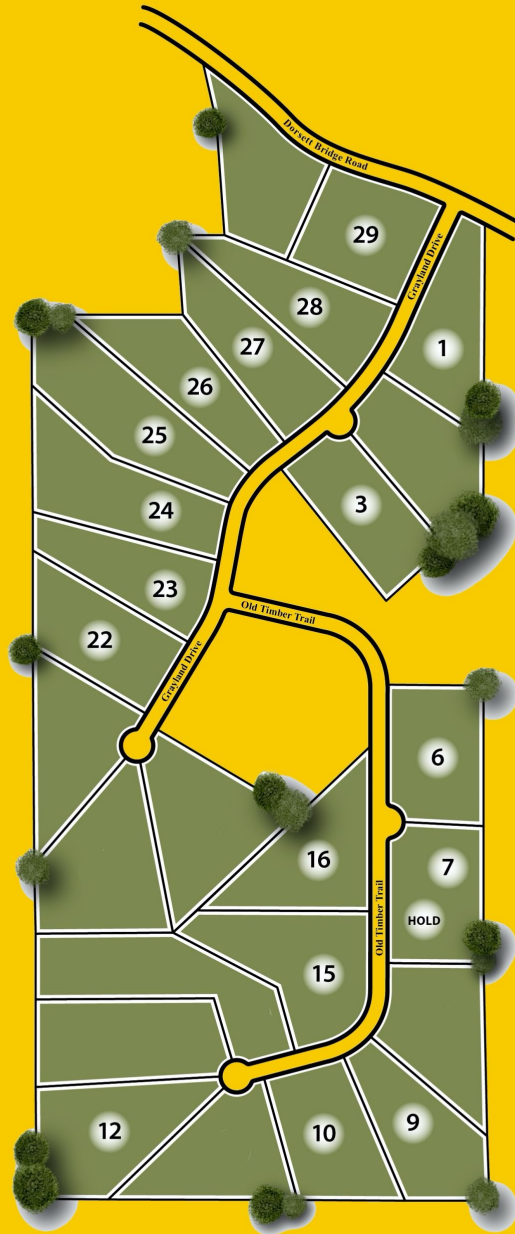


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## COMMUNITY SITE MAP



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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