JEFF LINDSEY COMMUNITIES
Live your dream.

COWETA COUNTY, GEORGIA

WELCH FARMS

FROM THE

700's

SALES CENTER
1099-1325 McIntosh Trail
Senoia, Georgia 30277

HOURS OF OPERATION
Please call to make an appointment.

DIRECTIONS
From I-85 South, 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 to continue on Poplar Road. In 1.9 miles, take the first exit at the roundabout onto Poplar Road. In 1.6 miles, turn left onto SR-16. In about a mile, turn left onto Old Highway 16. Continue onto McIntosh Trail for 3 miles, and turn left onto Reese Road. In 200 feet, turn right onto McIntosh Trail. The development will be on your right in about a mile.

Now selling in Senoia, Georgia! This new community offers five-acre homesites in a prime location with easy access to Senoia, Peachtree City, Sharpsburg, and Newnan. Zoned for East Coweta High School, this neighborhood provides the perfect balance of space and convenience, with shopping, dining, and major roadways just minutes away. Secure your lot today and discover your new home!

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

FELECIA ASHURST

404-551-0785
felecia.ashurst@jefflindseycommunities.com

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

BRYANT A 30
Base Price: **$852,850**
3,635 sqft 4 Beds 4 Baths

BRYANT B 90
Base Price: **$849,900**
3,635 sqft 4 Beds 4 Baths

GREYWELL A
Base Price: **$839,900**
3,662 sqft 5 Beds 4 Baths

HARRIS A
Base Price: **$766,700**
2,948 sqft 4 Beds 3 Baths

MILLWOOD A
Base Price: **$795,900**
3,463 sqft 5 Beds 4 Baths

WOODBURY A
Base Price: **$818,500**
3,702 sqft 4 Beds 3.5 Baths

WOODBURY B
Base Price: **$822,500**
3,711 sqft 4 Beds 3.5 Baths

SALES CENTER
1099-1325 McIntosh Trail
Senoia, Georgia 30277

SALES CENTER ASSOCIATE
Felecia Ashurst - 404-551-0785

HOURS OF OPERATION
Please call to make an appointment.

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-10-11 07:01 and subject to change thereafter.

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

Lindsey Marketing Group

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
LOT 8	HARRIS F	$861,450	2,948
LOT 7	BRYANT A 30	$926,315	4,065
LOT 3	MILLWOOD F	$989,900	3,458

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INCLUDED **FEATURES** *PLATINUM*

INTERIOR

- 9’ Smooth Ceilings on Main Floor
- Designer Nickel or Black 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, Family Room
- 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
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent

KITCHEN

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

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts - Craftsman Fronts
- 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

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
- 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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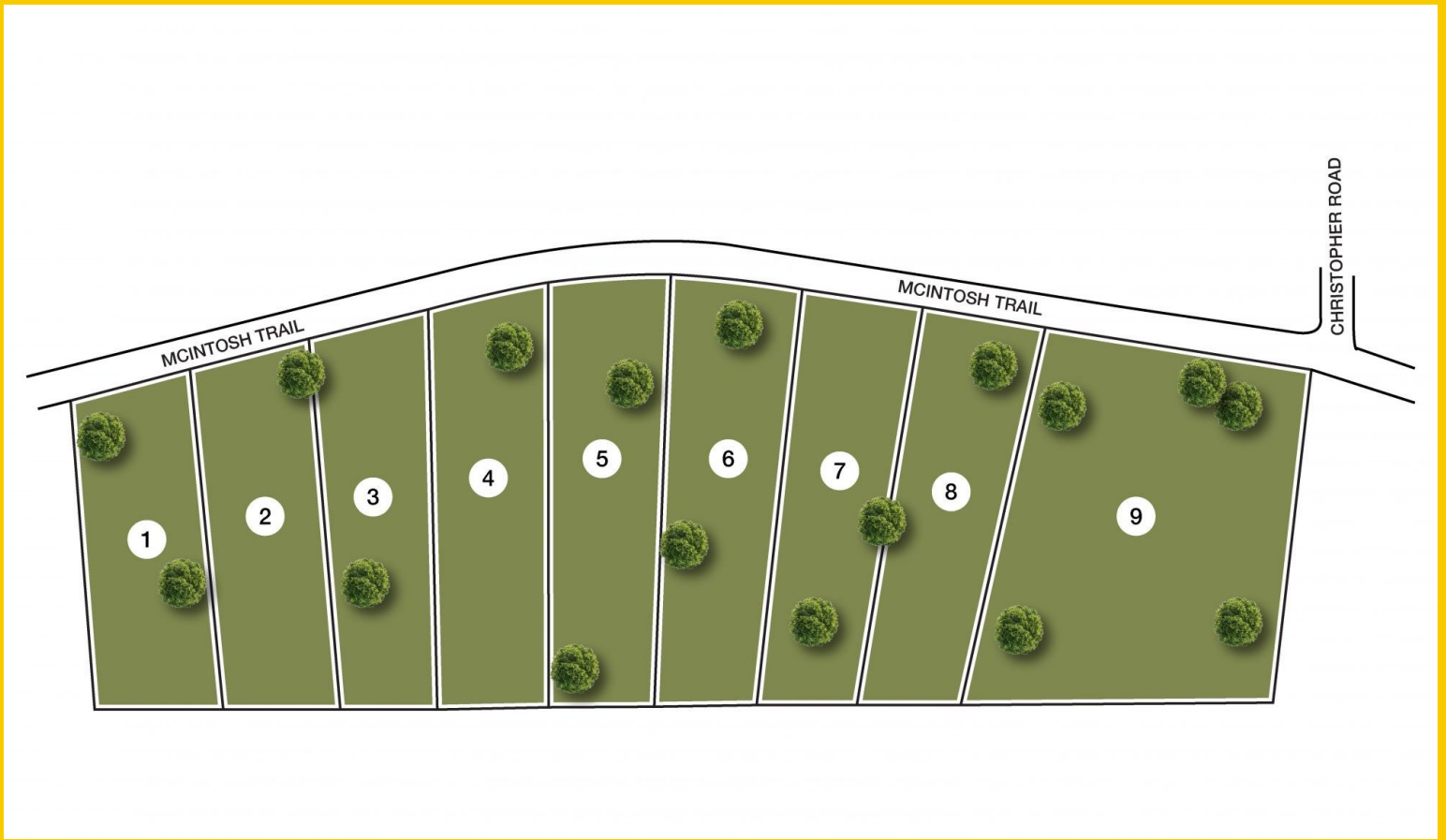
COMMUNITY SITE **MAP**



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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