JEFF LINDSEY COMMUNITIES
Live your dream.

COWETA COUNTY, GEORGIA

WILD FERN RESERVE

FROM THE

700's

SALES CENTER
Alex Stephens Road
Moreland, Georgia

HOURS OF OPERATION
Please call for an appointment.

DIRECTIONS
From I-85 N, take exit 41 onto US-29 toward Newnan. In 0.2 miles, turn left onto US-29 N toward SR-16. In half a mile, turn right onto SR-16. In 0.6 miles, turn right onto Gordon Road. In 1.4 miles, turn right onto Alex Stephens Road.

PRICES REDUCED! Welcome to Wild Fern Reserve, an exclusive new subdivision offering space, privacy, and luxury for your next chapter. With only 11 lots, each spanning 2 acres, this community provides a cozy retreat for homeowners. These homes will featuring our Platinum Package finishes, and are located within the sought-after Newnan High School district. Plus, with three basement lots available, there's room for even more customization to fit your lifestyle. Experience the charm of this unique development—your dream home awaits!

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

LISA JACKSON

770.616.9090
lisa@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

BENSON A XL
Base Price: **$729,900**
2,977 sqft 4 Beds 3 Baths

BRYANT A 90
Base Price: **$797,900**
3,635 sqft 4 Beds 4 Baths

GREYWELL A
Base Price: **$794,500**
3,662 sqft 5 Beds 4 Baths

HARPER A
Base Price: **$802,900**
3,832 sqft 5 Beds 4 Baths

HARRIS A
Base Price: **$720,900**
2,948 sqft 4 Beds 3 Baths

JORDAN A
Base Price: **$883,500**
5 Beds 5.5 Baths

MILLWOOD A
Base Price: **$748,700**
3,463 sqft 5 Beds 4 Baths

MURPHY A
Base Price: **$761,500**
3,695 sqft 5 Beds 3.5 Baths

PALMER A
Base Price: **$735,700**
3,223 sqft 4 Beds 3.5 Baths

SPRINGER A
Base Price: **$720,500**
2,765 sqft 4 Beds 3 Baths

STERLING A
Base Price: **$881,900**
5,291 sqft 5 Beds 5.5 Baths

SUTTON A
Base Price: **$741,500**
2,946 sqft 5 Beds 3.5 Baths

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-09-10 07:01 and subject to change thereafter.

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WOODBURY A

Base Price: **$770,900**

3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
Alex Stephens Road
Moreland, Georgia

SALES CENTER ASSOCIATE
Lisa Jackson - 770.616.9090

HOURS OF OPERATION
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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
LOT 5	SPRINGER A	$737,700	2,765
LOT 1	HARRIS A	$749,700	2,948
LOT 2	BENSON A XL	$759,700	2,977
LOT 4	GREYWELL A	$799,900	3,662

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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 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 - Brick/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 – County Water & Sewer – City Water & Sewer
- FHA/VA Approved
- Protective Covenants
-
- Approximately 2 acres per lot

* Varies per Plan

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

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