



# **FAYETTE COUNTY, GEORGIA**

# WILLIAMS FARM

#### **SALES CENTER**

Snead Road Fayetteville, Georgia

#### **HOURS OF OPERATION**

Please contact us to make an appointment.

#### **DIRECTIONS**

From Senoia, take SR-16 onto SR-85 N. In 5.3 miles, turn right onto Porter Road. Drive for 1.6 miles to turn left onto Old Greenville Road. In less than a mile, turn right onto Snead Road.

Located in Fayetteville, Georgia, Williams Farm features three 5-acre lots! This community is districted for Whitewater High School and includes our Platinum features. Don't miss this amazing opportunity...Live Your Dream in Williams Farm!

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

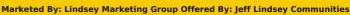
# **VEE JOKJOHOR**

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J.R. OZLEY

770.301.2504 jr@jefflindseycommunities.com









# WILLIAMS FARM

FAYETTE COUNTY, GEORGIA

# THE IDEAL PLAN FOR YOU AND YOUR FAMILY



**BRYANT F 30** 

3,635 sqft 4 Beds 4 Baths



**GREYWELL F** 

3,662 sqft 5 Beds 4 Baths



**WOODBURY F** 

3,702 sqft 4 Beds 3.5 Baths

**SALES CENTER Snead Road** Fayetteville, Georgia **SALES CENTER ASSOCIATE** Vee Jokjohor - 404.379.7173 J.R. Ozley - 770.301.2504

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appointment.

\*Base prices do not reflect options or applicable lot premiums These prices and features are accurate as of 2025-10-24 07:01 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 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
- 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
- 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

#### **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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