



**COWETA COUNTY, GA**

# WIMBERLY ESTATES

## Wimberly Estates New Phase Coming

### SALES CENTER

23 Wimberly Estates Dr  
Newnan, GA 30263

### HOURS OF OPERATION

Monday-Saturday: 11am-5pm  
Sunday: 1-5pm

### DIRECTIONS

Take Hwy 34/Bullsboro towards Newnan to right on Millard Farmer Industrial Blvd / Newnan By-Pass. Go approximately 3 miles to right on Roscoe Road (Hwy 70). Drive approximately 4 miles to 4-way stop. Continue straight for 1 mile to left on Walt Carmichael Road. Wimberly Estates is 1/2 mile on left.

Welcome to Wimberly Estates, one of Jeff Lindsey Communities' newest neighborhoods. The community features one acre lots, sidewalks and streetlights. Homes will boast popular Modern Farmhouse Style fronts with stylish standard features. Ranch, Master-on-Main and Two-Story homes will be available with square footage ranging from 2,500Sqft to over 3,500Sqft. The community has close proximity to Dunaway Gardens, historic downtown Newnan, I-85 as well as many shops, dining and entertainment venues. Call today to reserve a lot for your future dream home.

### JANICE CRISP

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### COURTNEY RIVERA

404.446.8377 Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities

courtney.vivira@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.



## INCLUDED **FEATURES** GOLD

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Pre-Wire in Owner's Suite
- Choice of Designer Interior Doors\*
- Wood Pickets on Staircase\*
- Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast\*
- Tile or LVP in Laundry Room and all Secondary Bathrooms\*
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Marble or Stone Surround\*
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- Indoor Utility/Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Range, Microhood & Dishwasher

- Flat Panel or Traditional Cabinets with Soft Close and Decorative Cabinet Hardware\*
- Granite Countertops
- Decorative Tile Backsplash\*
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanity
- 5' Shower\*
- Garden Tub\*
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trey Ceilings\*
- Private Sitting Room\*

### EXTERIOR

- Fiber 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
- Exterior Floodlights
- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

### ENERGY FEATURES

- Electric Dryer Hook-Up
- 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
- HOA & Protective Covenants
- Approximately 1 acre per lot
- Farmhouse Inspired Exterior

\* Varies per Plan

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

\*Base prices do not reflect options or applicable lot premiums

These prices and features are accurate as of 2025-07-03 07:01 and subject to change thereafter.





**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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