Flat Creek Estates is conveniently located in North Troup County and to Callaway Elementary and Middle Schools. It is just minutes from downtown LaGrange and Hogansville and seconds from I-85. This community offers close proximity to great schools, fantastic location, and quality construction! Flat Creek also qualifies for 100% USDA Financing!

JOEL UPCHURCH
706.523.1702
joel@joelupchurch.com

SALES CENTER
1432 Tin Bridge Rd.
LaGrange, Georgia 30241

HOURS OF OPERATION
Call For More Information
*MAY CALL FOR APPOINTMENT OUTSIDE OF STANDARD BUSINESS HOURS

DIRECTIONS
From LaGrange, take Davis Bypass to Hammett, turn Right on Hammett for 2-3 miles to Tin Bridge Road. Turn Right onto Tin Bridge Road and travel for approximately 1 mile. Flat Creek entrance is on the Left.
THE IDEAL PLAN FOR YOU AND YOUR FAMILY

**ALBANY B**
Base Price: $243,000
2,052 sqft 3 Beds 2 Baths

**AUSTIN B**
Base Price: $249,000
2,224 sqft 4 Beds 3 Baths

**BISMARCK B**
Base Price: $229,400
2,005 sqft 4 Beds 2.5 Baths

**CONCORD B**
Base Price: $215,300
1,915 sqft 4 Beds 2.5 Baths

**HARRISBURG B 4 BED**
Base Price: $251,200
2,263 sqft 4 Beds 2.5 Baths

**RICHMOND B**
Base Price: $239,000
2,165 sqft 4 Beds 2.5 Baths

**SANTA FE B**
Base Price: $247,400
2,118 sqft 4 Beds 2.5 Baths

SALES CENTER
1432 Tin Bridge Rd.
LaGrange, Georgia 30241

SALES CENTER ASSOCIATE
Joel Upchurch - 706.523.1702

HOURS OF OPERATION
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*Base prices do not reflect options or applicable lot premiums. These prices and features are accurate as of 2021-03-04 16:36 and subject to change thereafter.

MARKETED BY: Lindsey Marketing Group
OFFERED BY: Freedom Builder Homes 706.523.1702

FREEDOMBUILDERHOMES.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.
<table>
<thead>
<tr>
<th>LOT NUMBER</th>
<th>FLOOR PLAN</th>
<th>SALES PRICE</th>
<th>APPROX. SQUARE FOOTAGE</th>
</tr>
</thead>
</table>

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FREEDOMBUILDERHOMES.COM

Marketed By: Lindsey Marketing Group Offered By: Freedom Builder Homes 706.593.1702
INCLUDED FEATURES BRONZE

INTERIOR
- 9’ Smooth Ceilings on Main Floor*
- Pre-Wired for Ceiling Fan in Family Room & Owner’s Suite
- Choice of Designer Interior Doors*
- Coffered Ceiling in Dining Room*
- Nickel Door Hardware
- LVP Flooring in Foyer, Dining Room, Kitchen, Pantry, Breakfast Nook and Owner’s Suite Bath*
- Vinyl Flooring in Laundry Room & Secondary Baths
- Laminate Countertops in all Bathrooms
- Quality Chrome Plumbing Features
- Pre-Wire for Optional Garage Door Opener
- Pre-Finished Engineered Shelving
- 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
- Stainless Steel Appliances Includes- Gas Range, Microhood & Dishwasher
- Flat Panel Cabinets with Decorative Cabinet Hardware and Crown Molding*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

MASTER SUITE
- Double Custom Vanity
- 5’ Shower and Garden Tub
- Large Carpeted Walk-In closets
- Vaulted Ceilings*

EXTERIOR
- Low-Maintenance Vinyl
- Brick/Stone Accents*
- 4 Over 1 Divided Light Window Grids on Front
- Blinds on Front Windows Only*
- 3-Tab Roof Shingles
- Master Planned Landscape Packages
- 12’ x 12’ Uncovered Patio*
- Shutters*

ENERGY FEATURES
- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES
- Underground Utilities

- County Water & Septic Tanks
- FHA/VA Approved
- 1+ Acres per Lot
- 2 Car Garage
* 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 2021-03-04 16:36 and subject to change thereafter.

FREEDOMBUILDERHOMES.COM
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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