



NORTH TROUP COUNTY, GEORGIA

## FLAT CREEK

### NEW HOMES FROM THE 200'S CONVENIENTLY LOCATED TO GREAT SCHOOLS AND SHOPPING

#### 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.

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](mailto:joel@joelupchurch.com)

LindseyMarketing  
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Marketed By: Lindsey Marketing Group Offered By: Freedom Builder Homes 706.523.1702  
Equal Housing Opportunity. All information is believed to be accurate, but is not  
guaranteed and is therefore subject to errors and changes without notice.



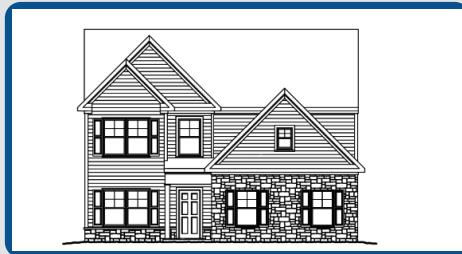
FREEDOMBUILDERHOMES.COM

## THE IDEAL PLAN FOR YOU AND YOUR FAMILY



### ALBANY B

Base Price: **\$275,500**      2,052 sqft 3 Beds 2 Baths



### AUSTIN B

Base Price: **\$281,500**      2,224 sqft 4 Beds 3 Baths



### BISMARCK B

Base Price: **\$261,900**      2,005 sqft 4 Beds 2.5 Baths



### CONCORD B

Base Price: **\$247,800**      1,915 sqft 4 Beds 2.5 Baths



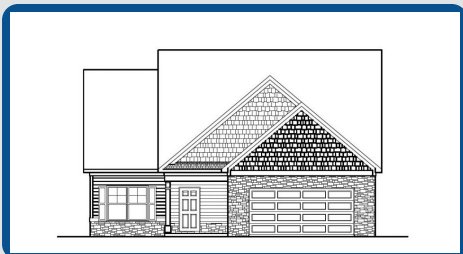
### HARRISBURG B 4 BED

Base Price: **\$283,700**      2,263 sqft 4 Beds 2.5 Baths



### RICHMOND B

Base Price: **\$271,500**      2,165 sqft 4 Beds 2.5 Baths



### SANTA FE B

Base Price: **\$279,900**      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**  
Call For More Information  
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OF STANDARD BUSINESS HOURS

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2023-02-16 19:09 and subject to change thereafter.



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## 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

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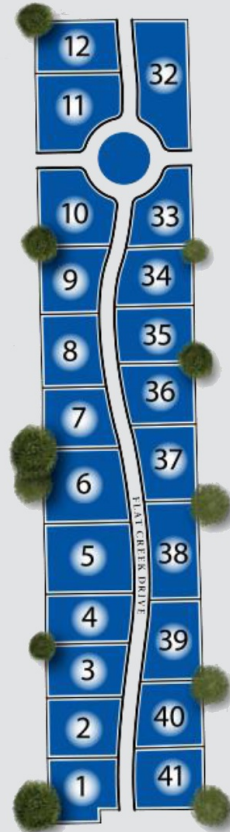
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## COMMUNITY SITE MAP



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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