



COWETA COUNTY, GEORGIA

FLINTWOOD

FROM THE

500's

SALES CENTER

Welcome-to Arnco Road
Newnan, Georgia

HOURS OF OPERATION

Please call to make an appointment.

DIRECTIONS

From I-85 S, take exit 44 toward Newnan, Sharpsburg. In less than a mile, turn right onto Poplar Road. At the roundabout, take the first exit onto E Newnan Road. At the next roundabout, take the second exit onto Greison Trail. In half a mile, turn left onto Bullsboro Drive. In 1 mile, turn right onto Clark Street. In 1.3 miles, turn left onto Franklin Road. Drive for 1.2 miles, then take a slight right turn onto Welcome Road. In 1.3 miles, turn right onto Lazenby Road. In half a mile, turn left onto Welcome-to Arnco Road.

Now selling on the west side of Newnan! Discover a new community featuring 14 spacious one-acre homesites in the sought-after Newnan High School district. Enjoy the perfect blend of privacy and convenience, just minutes from historic downtown Newnan's shops, dining, and entertainment. Your new home opportunity starts here!

Freedom Builder Homes offers 3% compensation to the selling broker. Please contact us with any questions you may have!

DEE COX

770.599.8700
a.cox@jlc.team

FAY THOMAS

770.314.1107
fay.thomas@jefflindseycommunities.com



Marketed By: Lindsey Marketing Group Offered By: Freedom Builder Homes



Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.

THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



DAVIS A

Base Price: **\$529,500** 2,479 sqft 4 Beds 3 Baths



DAWSON A

Base Price: **\$533,900** 2,441 sqft 4 Beds 3 Baths



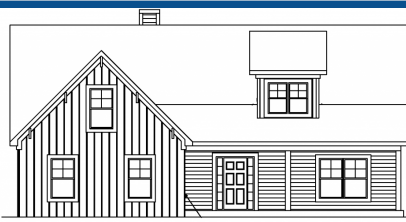
FREEMAN A

Base Price: **\$520,700** 2,418 sqft 4 Beds 2.5 Baths



FREEMAN A 5 BED

Base Price: **\$543,500** 2,810 sqft 5 Beds 3.5 Baths



MATHEWS A

Base Price: **\$525,700** 2,334 sqft 4 Beds 3 Baths



MORTON A

Base Price: **\$496,500** 2,012 sqft 3 Beds 2 Baths



MORTON A 4-BED

Base Price: **\$516,900** 2,272 sqft 4 Beds 3 Baths



ROBINSON A

Base Price: **\$532,500** 2,474 sqft 4 Beds 3 Baths

SALES CENTER
Welcome-to Arnco Road
Newnan, Georgia

SALES CENTER ASSOCIATE
Dee Cox - 770.599.8700
Fay Thomas - 770.314.1107

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 2025-12-29 08:00 and subject to change thereafter.





INCLUDED *STANDARD FEATURES* SILVER

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Designer Nickel or Black Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room
- Choice of Designer Interior Doors
- Nickel or Bronze Knobs & Hinges
- Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- LVP in Foyer, Kitchen, Dining
- LVP in Laundry Room & All Bathrooms
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Marble or Stone Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Smoke Detector in Every Bedroom
- Low Voltage Package with Structured wiring Box
- Pre-Wired Doors for Security System
- Indoor Utility / Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas

KITCHEN

- Granite Countertops
- Stainless Steel Under Mount Sink

- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances Includes Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets with Knobs and Crown Molding
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite
- Recessed Can Lighting

BATHROOMS

- Laminate Tops in Secondary Baths
- Elongated Commodes

MASTER SUITE

- Double Custom Vanities
- Cultured Marble Countertop in Master Bath
- Designer Nickel or Black Swinging Shower Door
- 5' Shower and Garden Tub
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*

EXTERIOR

- Fiber Cement Siding
- Craftsman Fronts
- Divided Light Window Grids on Front

- Architectural Roof Shingles
- Master Planned Landscape Packages
- 12' x 12' Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-38 Ceilings, Batted Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- City Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- 1 Acres per Lot

* Varies per Plan

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

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