



COWETA COUNTY, GEORGIA

DUNCAN FARMS

FROM THE

300's

NOW SELLING NEW HOMES IN THE 300'S WITH 2.5 ACRE HOMESITES

SALES CENTER

No Sales Center On Site* 474 Happy Valley Circle
Newnan, Georgia 30263

HOURS OF OPERATION

Call for Appointment

DIRECTIONS

From I-85 South, take Exit 51, Sharpsburg-McCollum Road and Turn Right. At light, turn left on Hwy 29. Go approximately 4 miles and turn right onto Hal Jones Road (2nd round-about) then left on Happy Valley Circle. Stay straight through 3-way intersection and Duncan Farms is ahead on the left.

From Hwy 34 East, Turn right onto Hwy 34 Newnan By-Pass. Go approximately 3 miles to right on Hwy 29. At round-about, turn left onto Hal Jones Road then left onto Happy Valley Circle. Stay straight through 3-way intersection and Duncan Farms is ahead on the left.

Welcome to Duncan Farms, located on Happy Valley Road, a private, serene community featuring three 2-1/2 acre home sites with ranch and master-on-main plans.

Each home features Luxury Vinyl Plank (LVP) flooring, known for its durability and water resistance, shaker style cabinets in the kitchen and bathrooms, stainless steel appliances, and recessed lighting. Enjoy rural living without giving up convenience. Less than 15 minutes to I-85, Historic Downtown Newnan, shopping centers and medical centers, Duncan Farms is the place to call Home!

JANICE CRISP

770-231-7465

janice@jefflindseycommunities.com, info@jefflindseycommunities.com

LindseyMarketing
Group

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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



HARRISBURG A 4 BED

Base Price: **\$336,900** 2,263 sqft 4 Beds 2.5 Baths



MATHEWS A

2,334 sqft 4 Beds 3 Baths

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Circle
Newnan, Georgia 30263

SALES CENTER ASSOCIATE
Janice Crisp - 770-231-7465

HOURS OF OPERATION
Call for Appointment

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2021-01-27 17:42 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 STANDARDS SILVER

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- Choice of Designer Interior Doors*
- Coffered Ceiling in Dining Room*
- Chair Rail and Shadow Box Trim in Dining Room
- Trimmed Knee Wall on Staircase*
- Nickel Door Hardware
- LVP Flooring in Foyer, Dining, Kitchen, Keeping Room/Pantry, Breakfast Nook and Master Bath*
- Vinyl Flooring in Laundry Room & Secondary Baths
- Cultured Marble Countertop in Master and Laminate in Secondary Baths
- Garage Door Opener with 2 Remotes
- Electric Fireplace with Mantle and Marble Surround
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Smoke Detector in Every Bedroom
- Upgraded Low Voltage Package with Structured Wiring Box
- Pre-Wired for Security System
- 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 Cabinets with Decorative Cabinet Hardware and Crown Molding*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanity
- Cultured Marble Countertop in Master Bath
- 5' Shower and Garden Tub
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Divided Light Window Grids on Front
- 3 Tab Roof Shingles
- Master Planned Landscape Packages
- 12X12 Uncovered Patio*
- Lifetime Vinyl Soffit

- Shutters*
- 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-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Approximately 2.5 Acres per Lot
- Side Entry Garages

* Varies per Plan

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

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