



COWETA COUNTY, GA

OAK CREEK TRAIL

FROM THE

400's

Now Selling

SALES CENTER

12-544 Moore Rd (No Sales Center On Site*)
Newnan, GA 30263

HOURS OF OPERATION

Call for Appointment
Monday-Saturday: 11am-5pm
Sunday: 1-5pm

DIRECTIONS

I-85 exit 44 Rt, to Poplar Rd, Left on Newnan Crossing Bypass,
left on Turkey Creek Rd, Left to Ga-16 right on Martin Mill Rd,
left on Moore Rd Oak Creek Trail on Left

Come visit our newest community in Newnan, East Coweta County, Oak Creek Trail. The perfect place to call home.

Located off Moore Rd, These Beautiful homesites featuring 1+ acre lots with Ranch, Two Story and Owner Suite on Main plans. Each home features Luxury Vinyl Plank (LVP) flooring, known for its durability and water resistance, Granite counter tops in the Kitchen and a Stainless Steel appliances package. The Laundry Room and Bathrooms have Cultured Marble Counter tops and Tile or LVP flooring*. Minutes to I-85, Historic Downtown Newnan, shopping centers and medical centers.

FELECIA ASHURST

404.551.0785

felecia.ashurst@freedombuilderhomes.com

TINA WIMBY

678-663-3088

tina.wimby@freedombuilderhomes.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



BENSON A

2,314 sqft 4 Beds 3 Baths



CRAWFORD A

2,872 sqft 4 Beds 4 Baths



DANSBY B

2,628 sqft 4 Beds 3 Baths



FREEMAN A 5 BED

2,810 sqft 5 Beds 3.5 Baths

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SALES CENTER ASSOCIATE

Felecia Ashurst - 404.551.0785
Tina Wimby - 678-663-3088

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These prices and features are accurate as of 2023-07-24 14:28 and subject to change thereafter.



AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
18	BENSON A	\$499,900	2,314
11	FREEMAN A	\$509,850	2,831
10	CRAWFORD A	\$529,850	2,872

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INCLUDED *FEATURES* GOLD

INTERIOR

- 9' Smooth Ceilings on Main Floor
- 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 Flooring or LVP in Laundry Room & all Bathrooms*
- Cultured Marble Countertops in all Bathrooms*
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Marble or Stone Surround*
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Pre-Finished Engineered Shelving
- Cable outlet in Every Bedroom & Family Room
- Low Voltage with Structured Wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas

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
- Recessed Can Lighting

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
- 4/1 Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Packages
- Sodded Lawn
- 12X12 Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*

- Exterior Floodlights
- Front & Rear 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-19 Vaulted Ceilings, R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- 1+ Acres Per Lot
- Street Lights and Sidewalks
- Side Entry
- Only Three Basement Lots Available

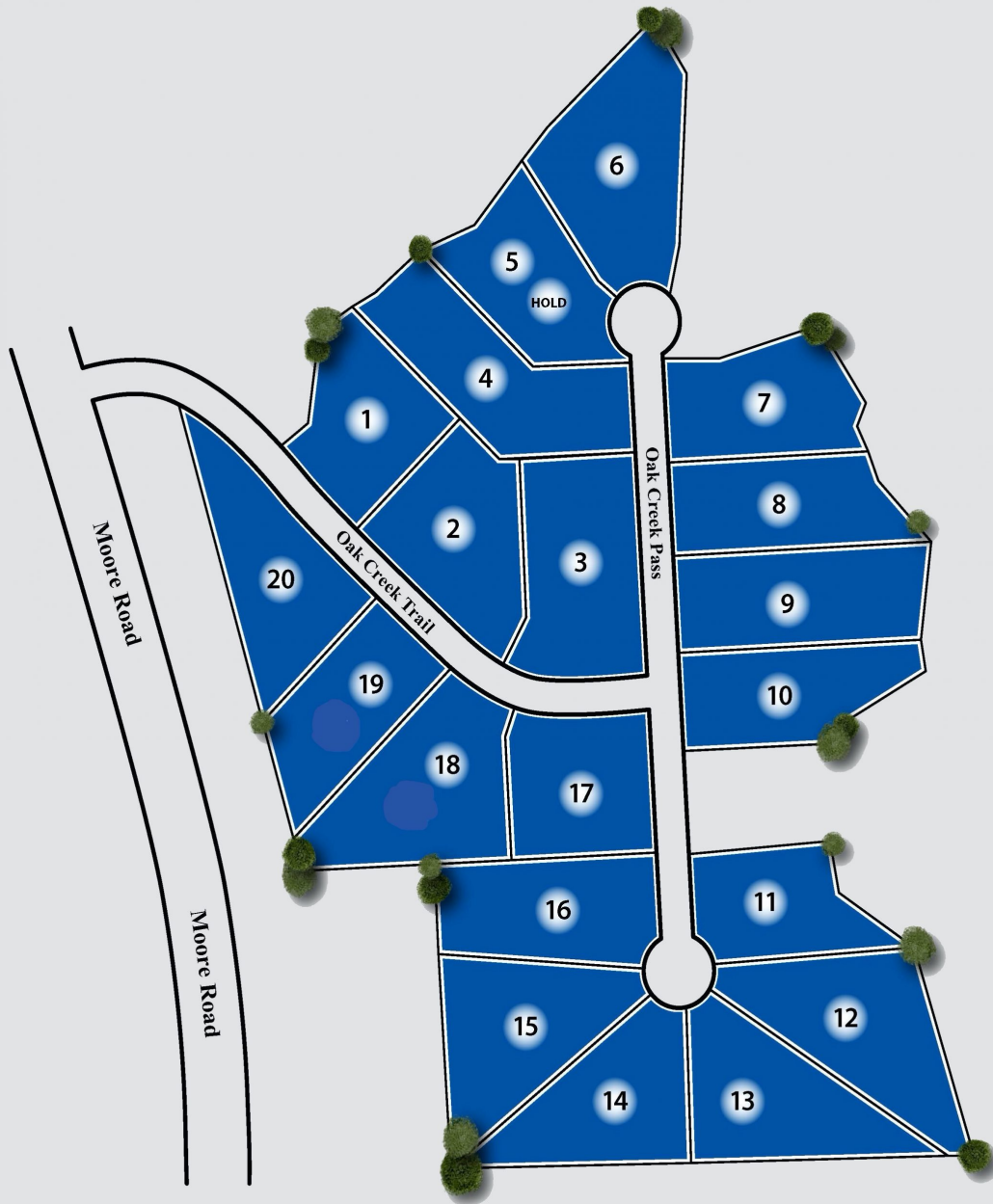
* Varies per Plan

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

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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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