



COWETA COUNTY, GA

## PINEY WOODS

FROM THE

400's

### SALES CENTER

Laurel Wood Dr & Piney Wood Dr  
Newnan, GA 30263

### HOURS OF OPERATION

Please Call For Appointment

### DIRECTIONS

Take Hwy 34/Bullsboro towards Newnan to right on Millard Farmer Industrial Blvd / Newnan By-Pass. Go approximately 3 miles to right on Roscoe Road (Hwy 70). Drive approximately 4 miles to 4-way stop. Continue straight for 1.5 miles to right on Belleau Wood Drive. Then turn right onto Laurel Wood Drive and the neighborhood will be on the Left - Piney Wood Drive.

Welcome to Piney Woods - a new community featuring 23 home sites with great options from Ranch style, Owner's Suite on Main, and Two Story Homes. Each home will include our Silver Features Package including luxury vinyl plank (LVP) flooring - known for its durability and water resistance - an electric fireplace, and the kitchen boasts granite countertops and stainless steel appliances. Come create your dream home today!

### COURTNEY RIVERA

404.446.8377

courtney.rivera@jefflindseycommunities.com

### JANICE CRISP

770.231.7465

janice@jefflindseycommunities.com



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

LindseyMarketing  
Group 

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



### ALBANY A

Base Price: **\$428,900**  
2,052 sqft 3 Beds 2 Baths



### AUSTIN A

Base Price: **\$446,500**  
2,224 sqft 4 Beds 3 Baths



### BENSON A

Base Price: **\$485,700**  
2,314 sqft 4 Beds 3 Baths



### BISMARCK A

Base Price: **\$429,900**  
2,005 sqft 4 Beds 2.5 Baths



### CONCORD A

Base Price: **\$430,500**  
1,915 sqft 4 Beds 2.5 Baths



### DAVIS A

Base Price: **\$487,700**  
2,479 sqft 4 Beds 3 Baths



### HARRISBURG A 3 BED

Base Price: **\$436,900**  
1,960 sqft 3 Beds 2.5 Baths



### LINCOLN A BONUS

Base Price: **\$423,900**  
1,812 sqft 3 Beds 2 Baths



### MADISON A

Base Price: **\$431,500**  
2,058 sqft 3 Beds 2 Baths



### MORTON A

Base Price: **\$435,900**  
2,012 sqft 3 Beds 2 Baths



### RALEIGH A

Base Price: **\$430,700**  
1,754 sqft 3 Beds 2 Baths



### RICHMOND A

Base Price: **\$443,900**  
2,165 sqft 4 Beds 2.5 Baths

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2024-04-02 14:40 and subject to change thereafter.



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**SANTA FE A**

Base Price: **\$455,900**  
2,118 sqft 4 Beds 2.5  
Baths

**SALES CENTER**

Laurel Wood Dr & Piney Wood Dr  
Newnan, GA 30263

**SALES CENTER ASSOCIATE**

Courtney Rivera - 404.446.8377  
Janice Crisp - 770.231.7465

**HOURS OF OPERATION**

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**AVAILABLE INVENTORY**

| LOT NUMBER | FLOOR PLAN | SALES PRICE | APPROX. SQUARE FOOTAGE |
|------------|------------|-------------|------------------------|
| N/A        | MORTON A   | \$468,475   | 2,012                  |
| N/A        | BENSON A   | \$499,400   | 2,314                  |

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## INCLUDED *STANDARD FEATURES SILVER*

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Ceiling Fan in Family Room
- Choice of Designer Interior Doors
- Coffered Ceiling in Dining Room\*
- Chair Rail and Shadow Box Trim in Dining Room
- Designer Craftsman Columns\*
- Delete Nickel Door Hardware - Nickel or Bronze Knobs & Hinges
- LVP Flooring in Kitchen, Laundry Room & Secondary Baths
- LVP Flooring in Laundry Room & all Bathrooms
- Cultured Marble in Master and Laminate in Secondary Baths
- Elongated Comodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Stone Surround - Marble Surround
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Disappearing Stairway
- Smoke Detector in Every Bedroom
- Phone Jacks in Master Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent

- Protective Ground Fault Interceptor Circuit in Wet Areas

### KITCHEN

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets with Knobs and Crown Trim
- Granite Countertops
- Decorative Level One Tile Backsplash
- Chef's Pantry with Shelving Suite
- Recessed Can Lighting

### MASTER SUITE

- Double Custom Vanities
- Cultured Marble Countertop in Master Bath
- Designer Nickel or Bronze 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
- 12X12 Uncovered 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, Batt Exterior Walls

### COMMUNITY EXCLUSIVE FEATURES

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

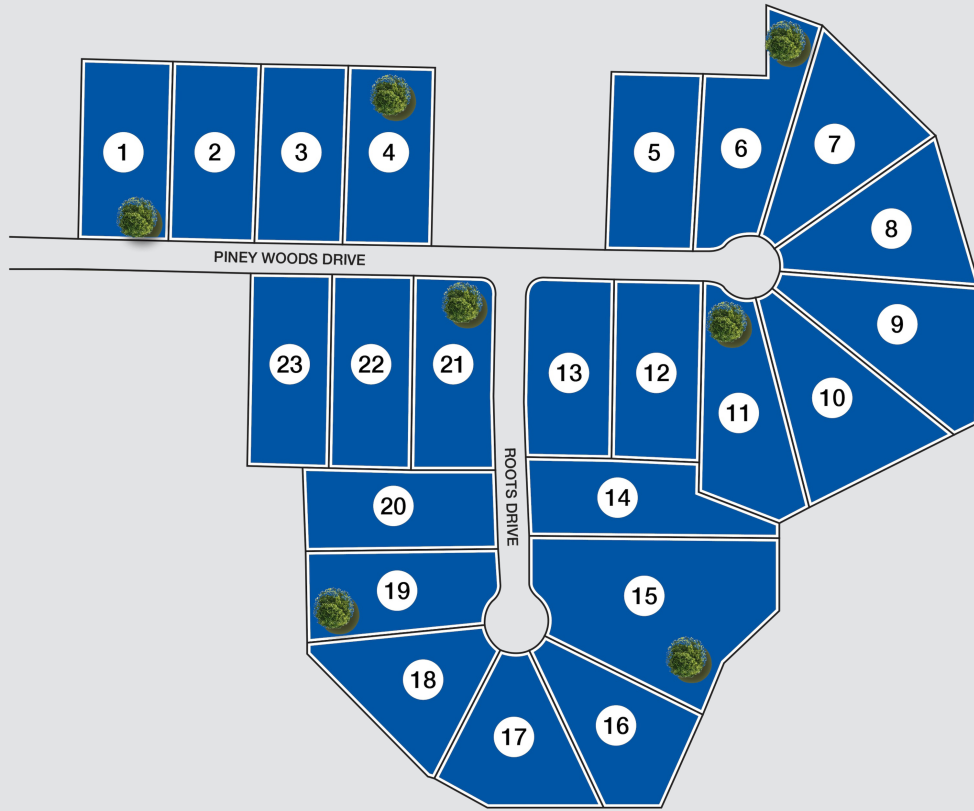
\* Varies per Plan

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

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**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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