



COWETA COUNTY, GA

RILEY FARMS

FROM THE

500's

Now Selling, Limited Opportunity!

SALES CENTER

Martin Mill Rd
Newnan, GA 30365

HOURS OF OPERATION

Call For Information
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, Continue on Martin Mill, lots will be on right just past Walton Rd.

Welcome to RILEY FARMS, located off Martin Mills Rd. in Newnan, East Coweta County. A private, serene community featuring FIVE (5) TWO ACRE (2) homesites. Freedom Builder Homes offers Ranch, Two Story, and Owner Suite on the Main plans. Each home features Granite Countertops in the Kitchen and Cultured Marble Countertops in the Secondary Baths. Each home also features Luxury Vinyl Plank (LVP), LVP flooring is known for its durability and water resistance. The Kitchen and Bathrooms include Flat Panel Shaker style cabinets and a stainless steel appliance package. Side Entry two car garages also add exterior appeal and privacy in this small community.

Come Enjoy Country Living without giving up convenience at Riley Farms. Riley Farms is Minutes to I-85, Shopping and Dining as well as Major Medical Facilities.

FELECIA ASHURST

404.551.0785

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TINA WIMBY

678.663.3088

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Marketed By: Lindsey Marketing Group Offered By: Freedom Builder Homes 404.551.0785



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

**DANSBY A**

2,628 sqft 4 Beds 3 Baths

**FREEMAN A**

2,418 sqft 4 Beds 2.5 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 2023-05-22 18:15 and subject to change thereafter.



AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
5	FREEMAN A	\$529,500	2,418
4	DANSBY A	\$544,825	2,628

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STANDARD FEATURES *INCLUDED* GOLD

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- 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 in Foyer, Dining, Kitchen/Breakfast*
- Tile Flooring in Laundry Room & all Bathrooms
- Cultured Marble in all Bathrooms*
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Stone or Marble Surround
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Pre-Finished Engineered Shelving
- Cable outlet in Every Bedroom & Family Room
- 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
- Electric Range, Microhood & Dishwasher
- Flat Panel or Traditional Cabinets with Decorative Cabinet

Hardware and Crown Trim*

- 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
- 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
- Protective Covenants
- 2.5 Acres per Lot
- Side Entry Garage

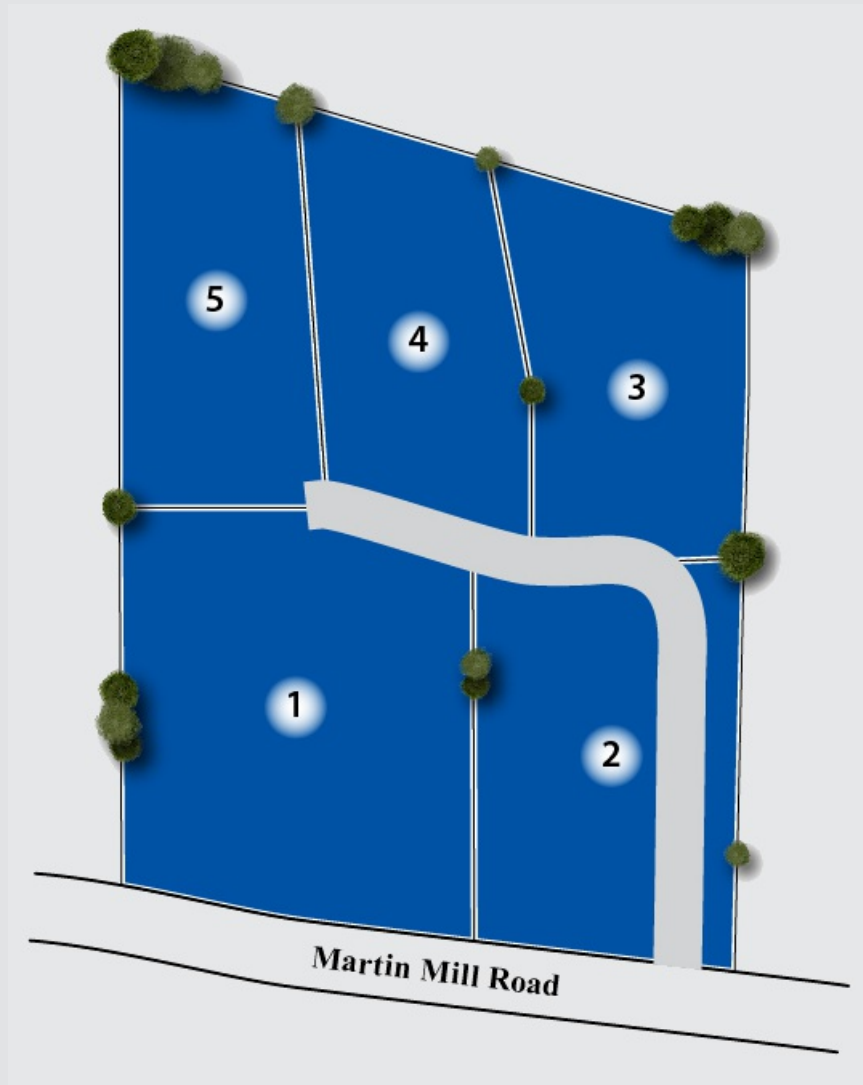
* Varies per Plan

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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Lindsey Marketing Group



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