



COWETA COUNTY, GA

WELCOME RIDGE

FROM THE

400's

Only Four Homesites Available

SALES CENTER

Keith Rd & Welcome Rd
Newnan, GA 30263

HOURS OF OPERATION

Please Call For Appointment

DIRECTIONS

From I-85, Head West on GA-34, Right on Millard Farmer Industrial Blvd., Keep right to continue on State Route 34 Bypass/Millard Farmer Industrial Blvd, Turn Right onto GA-34 W, Turn Right onto Providence Church Rd, Turn Left onto Keith Rd., Then Right onto Welcome Rd.

Looking for the perfect place to call home? Come visit Welcome Ridge! These private and spacious home-sites are located off Welcome Rd on 1.5+ acre lots! Two-Story, Owner Suite on Main plans available. Each home features Luxury Vinyl Plank (LVP) flooring (known for its durability and water resistance), an electric fireplace, granite counter tops in the Kitchen and a stainless-steel appliances package. Close to I-85, Historic Downtown Newnan, shopping centers, and medical centers.

COURTNEY RIVERA

(404) 446-8377

courtney.vieira@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



AARON A

Base Price: **\$439,900** 2,648 sqft 4 Beds 2.5 Baths



ALBANY A

Base Price: **\$419,500** 2,052 sqft 3 Beds 2 Baths

SALES CENTER
Keith Rd & Welcome Rd
Newnan, GA 30263

SALES CENTER ASSOCIATE
Courtney Rivera - (404) 446-8377
Tina Wimby - (678) 663-3088

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 2024-03-01 15:56 and subject to change thereafter.



AVAILABLE INVENTORY

LOT NUMBER

FLOOR PLAN

SALES PRICE

APPROX. SQUARE
FOOTAGE

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FREEDOMBUILDERHOMES.COM



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INCLUDED *STANDARD FEATURES SILVER*

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Coffered Ceiling in Dining Room*
- Chair Rail and Shadow Box Trim in Dining Room
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- Designer Interior Doors*
- Designer Satin Nickel or Oil Rubbed Bronze Door Hardware
- Trimmed Knee Wall on Staircase*
- LVP in Foyer, Dining, Kitchen and Breakfast*
- Vinyl Flooring in Laundry Room & Secondary Baths
- Cultured Marble in Master and Laminate in Secondary Baths
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Marble Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Indoor Utility /Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer

- Delete Stainless Steel Appliances Includes Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets with with Decorative Cabinet Hardware and Crown Molding*
- Granite Countertops
- Chef's Pantry with Shelving Suite
- 7" LED Disc Lights

MASTER SUITE

- 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
- Stone Accents with 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-19 Vaulted Ceilings, R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tank
- FHA/VA Approved
- Protective Covenants
- Acres per Lot

* Varies per Plan

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

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