



COWETA COUNTY, GA

WILMINGTON PARK

FROM THE

400's

New 9-Home Community featuring approximately 2-1/2 acre home sites!

SALES CENTER

No Sales Center On Site* 270 Walt Carmichael Road
Newnan, GA 30263

HOURS OF OPERATION

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 mile to left on Walt Carmichael Road. Wilmington Park is 1/2 mile on right.

Welcome to Wilmington Park. A new 9-home community featuring 2-1/2 acre home sites with ranch, Owner's Suite on the main and two story homes. Each home will feature luxury vinyl plank (LVP) flooring, known for its durability and water resistance, Flat Panel cabinets in the kitchen and baths, and stainless steel appliances.

JANICE CRISP

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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.



STANDARD *FEATURES SILVER*

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Bronze Lighting and Plumbing Features
- Ceiling Fan in Family Room & Pre-Wired in Owner's Suite
- Choice of Designer Interior Doors*
- Trimmed Knee Wall on Staircase*
- Coffered Ceiling in Dining Room*
- Chair Rail and Shadow Box Trim in Dining Room*
- Nickel Door Hardware
- LVP in Foyer, Dining, Kitchen/Breakfast and Master Bath*
- Vinyl Flooring in Laundry Room & Secondary Baths
- Cultured Marble in Master and Laminate in Secondary Baths
- Garage Door Opener with 2 Remotes
- Quality Chrome Plumbing Features
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Cable outlet in Every Bedroom & Family Room
- Low Voltage Package 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 Cabinets with Decorative Cabinet Hardware and Crown Molding*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

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

EXTERIOR

- Fiber Cement Siding with Stone Accents*
- 4/1 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-30 Vaulted Ceilings, R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Side Entry Garages

* Varies per Plan

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

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2023-05-22 18:15 and subject to change thereafter.



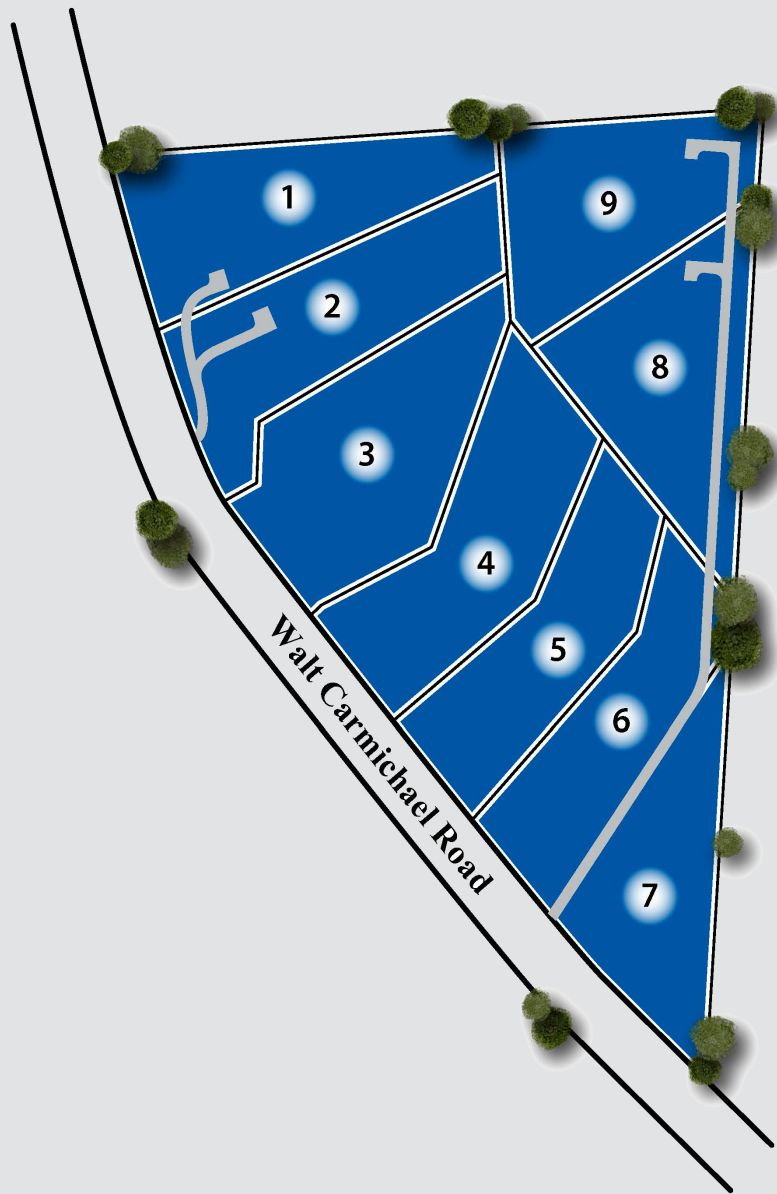
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COMMUNITY SITE MAP



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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