



**JEFF LINDSEY  
COMMUNITIES**

*Live your dream.*



SOUTH FULTON COUNTY, GA

# ESTATES AT ST. ANDREWS

#### SALES CENTER

8795 St. Patricks Way  
Winston, GA 30187

#### HOURS OF OPERATION

Please Call for an Appointment.

#### DIRECTIONS

From Atlanta, take I-20 W to Exit 30. Make a slight left and drive for 10.5 miles to turn left on St. Patrick's Way.

From South Fulton Parkway, make a right on Route 5 for a quarter mile to make a left turn onto Tyree Road. Turn left onto Post Road/Winston Road and then make a left onto St. Patrick's Way.

Welcome to the Estates at St. Andrews, one of Jeff Lindsey's newest communities! Here we have three lots that all fall into our Platinum Package. Nestled in the sought after South Douglas community, this is the perfect location to raise a family and remain close to Atlanta. Stay active and outdoors in this new home community as homes are conveniently located near a lake and St. Andrews Golf Club! Learn more about this new home community and live your dream today!

Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

#### KYLE JOHNSON

770-309-8245

kyle.johnson@jlc.team



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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.

THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



**GREYWELL D**

3,662 sqft 5 Beds 4 Baths



**MURPHY C-D**

3,731 sqft 5 Beds 3.5 Baths



**WOODBURY D**

3,711 sqft 4 Beds 3.5 Baths

**SALES CENTER**  
8795 St. Patricks Way  
Winston, GA 30187

**SALES CENTER ASSOCIATE**  
Kyle Johnson - 770-309-8245

**HOURS OF OPERATION**  
Please Call for an Appointment.

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2024-12-17 13:54 and subject to change thereafter.



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**AVAILABLE INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
3	GREYWELL D	\$656,859	3,706
2	WOODBURY D	\$664,250	3,711

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**INCLUDED FEATURES PLATINUM**

**INTERIOR**

- 9' Smooth Ceilings on Main Floor
- Designer Nickel or Black Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Master Bedroom
- Ceiling Fan pre-wire in Secondary Bedrooms
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase
- 5" Newells at Bottom of 1st Floor Stairs
- Coffered Ceiling with Crown in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- 5" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms
- Granite in Master and Marble in Secondary Baths - Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Stone Mantle - Stone or Marble Surround
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent

**KITCHEN**

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Cooktop, Wall Mounted Oven & Microwave, Vent Hood & Dishwasher

- Stainless Steel Appliances - Includes Electric Cooktop, Double Wall Mounted Oven, MicroHood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs
- Granite Countertops
- Decorative Tile Backsplash
- Chef's Pantry with Shelving Suite

**MASTER SUITE**

- Double Custom Vanities
- 5' Tile Shower
- Nickel or Black Frameless Shower Door
- Freestanding Tub & Roman Faucet
- Large Carpeted Walk-In closets
- Vaulted Ceilings
- Trey Ceilings
- Private Sitting Room

**EXTERIOR**

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts - Brick/Stone Accents with Craftsman Fronts - Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12' x 12' Uncovered Patio\*
- Lifetime Vinyl Soffit
- Shutters\*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

**ENERGY FEATURES**

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls

**COMMUNITY EXCLUSIVE FEATURES**

- Underground Utilities
- County Water & Septic Tanks - County Water & Sewer - City Water & Sewer
- FHA/VA Approved
- HOA & Protective Covenants - Protective Covenants - Deleat
- Street Lights -
- Approximately ...5.. acres per lot

\* Varies per Plan

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

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