



JEFF LINDSEY COMMUNITIES

Live your dream.



COWETA COUNTY, GA REAGAN FARM

FROM THE

580's

New Homes for Sale One Acre Plus Homesites From the \$580's

SALES CENTER

474 Happy Valley Cir
Newnan, GA 30263

HOURS OF OPERATION

Call for Appointment

DIRECTIONS

From I-85 South, Exit 51, Sharpsburg-McCollum Rd and Turn Rt.. At light, turn Lt on Hwy 29. Go approx. 4 mi. and turn rt. onto Hal Jones Rd (2nd round-about) then Lt on Happy Valley Cr Stay str8 through 3-way inters. and Reagan Farm is ahead on the rt.. From Hwy 34 East, Turn rt. onto Hwy 34 Newnan By-Pass. Go approx. 3 mi. to rt. on Hwy 29. At round-about, turn Lt onto Hal Jones Rd, then Lt onto Happy Valley Cr, str8 through 3-way inters. and Reagan Farm is ahead on the rt.

Reagan Farm, on Happy Valley Circle in West Coweta County, offers beautiful homes on gorgeous wooded lots. Relax and enjoy the colors of the changing season or stroll the neighborhood's beautiful landscapes. Reagan Farm will offer over 40 one acre lots with both basement and slab foundations available. The many home styles to choose from include Ranch, Owner's Suite-on-Main, Two and Three-Story plans with square footage ranging from 2,800 to over 4,500 Sqft. The community is convenient downtown Newnan, Ashley Park or Interstate 85. "Live your dream" at Reagan Farm

JANICE CRISP

770.231.7465

janice@jefflindseycommunities.com

COURTNEY RIVERA

404.446.8377

courtney.rivera@jefflindseycommunities.com

Lindsey Marketing Group

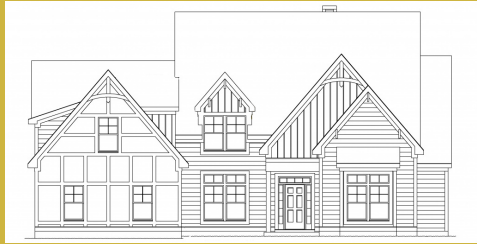
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Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.



JEFFLINDSEYCOMMUNITIES.COM

THE IDEAL PLAN FOR YOU AND YOUR FAMILY



BELMONT A

Base Price: **\$681,000**
4,204 sqft 4 Beds 4 Baths



BENSON A XL

Base Price: **\$590,400**
2,977 sqft 4 Beds 3 Baths



GREYWELL A

Base Price: **\$644,000**
3,662 sqft 5 Beds 4 Baths



JORDAN A

Base Price: **\$703,000**
5 Beds 5.5 Baths



MILLWOOD A

Base Price: **\$620,000**
3,463 sqft 5 Beds 4 Baths



MURPHY A

Base Price: **\$626,000**
3,700 sqft 5 Beds 3.5 Baths



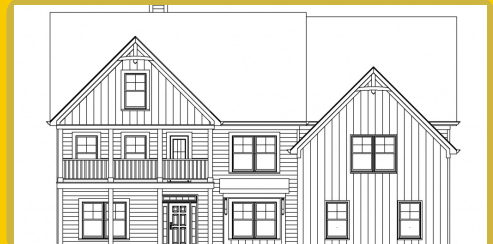
PALMER A

Base Price: **\$614,400**
3,079 sqft 4 Beds 3.5 Baths



SPRINGER A

Base Price: **\$600,200**
2,765 sqft 4 Beds 3 Baths



STERLING A

Base Price: **\$710,400**
5,291 sqft 5 Beds 5.5 Baths



SUTTON A

Base Price: **\$611,400**
2,946 sqft 5 Beds 3.5 Baths



SUTTON C 45

Base Price: **\$628,400**
2,946 sqft 5 Beds 3.5 Baths



WOODBURY A

Base Price: **\$635,000**
3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
474 Happy Valley Cir
Newnan, GA 30263

SALES CENTER ASSOCIATE
Janice Crisp - 770.231.7465
Courtney Rivera - 404.446.8377

HOURS OF OPERATION
Call for Appointment

**Lindsey Marketing
Group**

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2024-07-02 15:21 and subject to change thereafter.



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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
39	SPRINGER A	\$646,788	2,765
28	BENSON A XL	\$729,622	2,977

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INCLUDED *FEATURES* PLATINUM

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Owner's Suite
- 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
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast*
- Tile or LVP Flooring in Laundry Room & all Bathrooms*
- Granite in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage with Structured wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Gas Cooktop, Under Cabinet Vent Hood, Built in Oven and Microwave Combo & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and

Decorative Cabinet Hardware*

- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanity
- 5' Tile Shower*
- Designer Nickel or Bronze Swinging Shower Door
- Garden Tub with Tile Surround & Roman Faucet
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Craftsman Fronts
- Divided Light Window Grids on Front
- Side Entry Garages
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12' x 12' Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

ENERGY FEATURES

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Approximately 1-1+ acres per lot

* Varies per Plan

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

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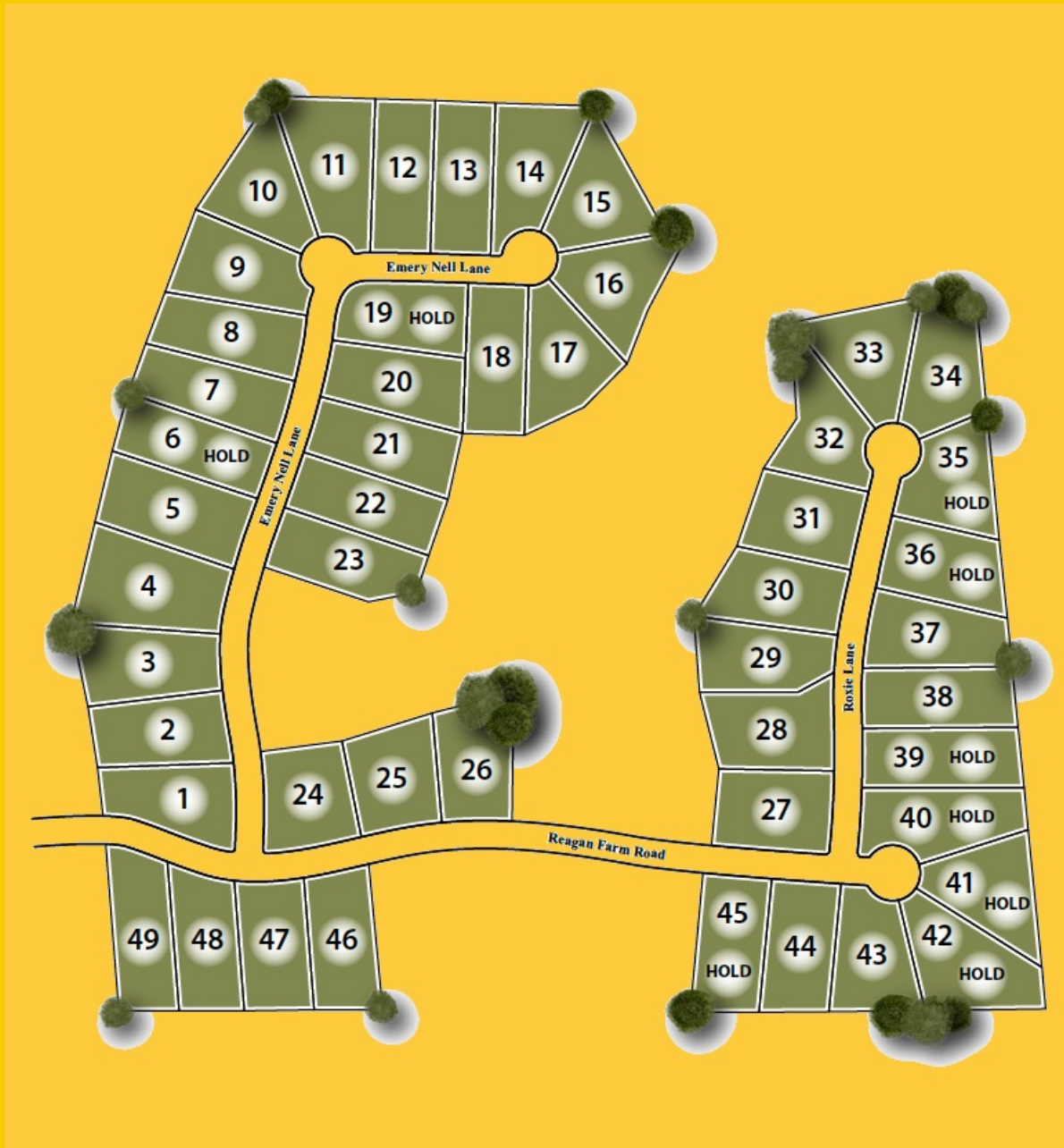


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COMMUNITY SITE MAP



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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