



Northgate Preserve



**Homes Built by:
Alton G. Ray
Builder Inc.**

**Homes from
\$360,000 and Up**



Residential Development Tucked Quietly Away in Coweta County



Amenity package includes swimming pool and clubhouse.



Visit the Northgate Preserve Subdivision Facebook Page at:

www.facebook.com/pages/Northgate-Preserve-Subdivision/1545056252427004

*Information deemed accurate but not warranted. Plans, prices, and standard features subject to change without notice.

Denise Wilhelm, REALTOR®

Cell: 404-992-6070

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Office: 770-487-8300

www.DeniseWilhelm.com



BERKSHIRE HATHAWAY

HomeServices

Georgia Properties



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Northgate Preserve



Recreational Activities

Northgate Preserve is a new 400+ Acre residential development tucked quietly away in Coweta County, just minutes from historic downtown Newnan and Peachtree City. When completed, Northgate Preserve will feature 180 building sites, each on 1 acre or more.

This Tree-scaped community includes a Swimming Pool and Club House.

When you're planning a quiet night of dinner and a movie, you will not only find all the large chain restaurants, but also locally owned ones scattered throughout Sharpsburg, Newnan and Peachtree City. There is a movie theater just down Fisher Road at Highway 34 across from Sam's Club.

If golf is your hobby of choice, you will find many fine golf courses close by. In Coweta County alone, there are 3 public courses. They are Arbor Springs, Orchard Hills and Summer Grove. There are 2 private courses in the area as well. They are Cannongate on White Oak and The Newnan Country Club. Don't stop there! Once you have mastered Coweta County's golf courses, you will find many more challenges on numerous golf courses throughout neighboring Fayette County!

For those of you who cherish being physically fit, you will find many options available to you. In Newnan there is there is....., the YMCA at the Summit, The White Oak Athletic Center, Curves and several 24 hour gyms.

You will also discover other types of activities available throughout Coweta County. A few examples are bowling, dancing, batting cages, paint ball, equestrian centers, karate and miniature golf.


Come see our newest best kept secret today. Marketed by Denise Wilhelm, Inc with BHHS Georgia Properties. Call Denise at (404) 992-6070.

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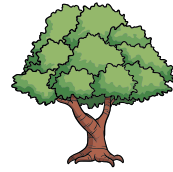
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Northgate Preserve



Community Information

Schools:

Cannongate Elementary
200 Pete Road
Sharpsburg, GA 30277
(770) 463-8010

Madras Middle School
240 Edgeworth Road
Newnan, GA 30263
(770) 254-2744

Northgate High School
220 Fisher Road
Newnan, GA 30265
(770) 463-5585

There are several private
Schools in the area:
Landmark, Woodward
Academy, Arlington &
Heritage

Utilities

Coweta-Fayette EMC
Highway 29
Newnan, GA 30263
(770) 502-0226

Coweta County Water Dept.
230 East Newnan Road
Newnan, GA 30263
(770) 254-3710

AT&T Cable, Dish Network
Or Direct TV

Shopping

You will find loads of nice
clothing, accessories and furniture
stores in Ashley Park and
surrounding areas in Newnan,
The Avenue in Peachtree City,
Downtown Senoia and The Fayette
Pavilion in Fayetteville

Tax Matters


You can file your homestead
exemption at the Coweta County
Tax Commissioner's Office located
at 22 East Broad Street in Newnan.

The phone number for the
Tax office is (770) 254-2670 and
the Tag office is (770) 254-2631

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Standard Features - Alton G. Ray Builder, Inc.

Foyer:

2 story foyer (per plan)
Insulated fiberglass front door
Hardwood flooring

Great Room

Vaulted or 2 story ceiling (per plan)
42" fireplace accented with granite
White custom wood mantle
Hardwired and braced with ceiling fan and light kit
Crown molding (per plan)

Kitchen and Breakfast Room

Cabinets, concealed hinges and flat panels
Smooth top stove and built in micro hood
Granite solid surface countertops
8" deep under mount stainless steel sink
Tile backsplash

Dining Room

Coffered ceiling (per plan) with crown molding
Chair rail trim
Hardwood flooring

Master Suite

Double tray or vaulted ceilings (per plan)
Vaulted sitting room (per plan)
Walk in closets w/ventilated shelving
Ceiling fan w/light kit braced and wired
Crown molding

Master Bath

Granite counter tops
Queen height vanities (per plan)
Garden tub w/tile or marble surround (3' - 6' per plan)
Ceramic tile floor in bath
Oil rubbed bronze fixtures

Powder Room (per plan)

Vanity with granite top

Secondary Baths

Ceramic tile flooring
Granite countertops
Fiberglass tub/shower unit
Oil rubbed bronze fixtures

Laundry

Electric washer/dryer connections
Ventilated shelving
Vinyl flooring

Exterior

Fiber cement siding with brick or stacked stone
Fiber cement shake accents (per plan)
Patio or deck (per plan) approximately 12' x 14'
Finished two car, side entry garage with opener (per plan)
20 pallets of sod, see and straw balance
2 water spigots
Double pane Low E vinyl windows with tilt lower sashes
Baked enamel aluminum gutters and downspouts

2 flood lights
Soil pre-treated for termites
2 weather-proof exterior outlets
Covered or rocking chair front porch (per plan)

Interior Features

Pre-wired for cable in bedrooms and great room
Pre-wired for telephone in bedrooms, kitchen and great room
Minimum 9' ceilings on main floor
6 lb. carpet pad
All bedrooms wired and braced for future fan
Ventilated shelving in closets

Energy Features

R-30 blown attic, R-19 vault, R-13 exterior wall insulation
Zoned, high efficiency 13 seer HVAC with programmable thermostats
50 gallon electric water heater
Soffits and ridge vents

Safety Features

Ground fault interrupt circuits
Hardwired smoke detector with battery backup
Pre-wired alarm system

Warranty

One Year limited builder's warranty
2-10 Warranty
***Homeowner's Dues: \$400 initiation fee and \$400 per year

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Northgate Preserve Phase 2 Available Lots by Alton G. Ray Builder, Inc.

Lot

11	38
12	39
13	40 B
26	41 B
27 B	42
28	43
29	44
30	45 B
31	46 B
32	47
35	48
36	49
37 B	


* B = Basement Lot

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Alton G. Ray Builder, Inc.

WILL CONTRIBUTE UP TO \$3000 IN CLOSING COST WITH:

WELLS FARGO HOME MORTGAGE
TONY WILHELM
EMAIL: tony.wilhelm@wellsfargo.com
(770) 301-0863

*Lender will pay an additional \$1000 toward closing costs

CLOSING ATTORNEY


GARY LAWSON AND ASSOCIATES
1125 COMMERCE DRIVE
SUITE 300
PEACHTREE CITY, GA 30269
(770) 486-8949

MORRIS, HARDWICK & SCHNEIDER
120 HOWARD LANE
FAYETTEVILLE, GA 30214
(770) 461-4541

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