

**“ Prestigious Springwater Plantation Presents Awesome Brick Ranch  
Open Floor Plan with Approximately 2,559 Sq Ft on 1.18 Acres ”**



**135 Springwater Chase, Newnan, GA. 30265**

**\$283,900**

- Ceramic Tile Entry Foyer
- Formal Dining Room w/ Chandelier
- Great Room with 2 Sided Fireplace
- Gourmet Kitchen w/42” Custom Cabinets
- Keeping Room w/Fireplace/Opens to Sunroom
- Sunroom/Solarium Overlooks Private Back Yard/Watch the Deer Play
- Master Suite on Main w/Spa Bath
- 3 Bedrooms/2.5 Baths/2 Car Side Entry Garage
- Professionally Landscaped Grounds

**SCHOOLS:** Thomas Crossroads Elementary, Madras Middle, Northgate High

**This Elegant Brick Open Floor Plan Offers Split Bedroom Plan, Year Built 1991 with Approximately 2,559 Square Feet on 1.18 Acres Lot. Portico Exterior Entry with Ceramic Tile Entry Foyer, Formal Dining Room with Chandelier, Great Room with Ceiling Fan, Custom Mantel with See-Through Fireplace Between Great Room & Keeping Room with Brick Surround/ Raised Hearth/Gas Starter & Logs. Gourmet Kitchen w/Custom Built 42” Cabinetry, Breakfast Bar Overlooks Keeping Room, Separate Electric Cooktop, Wall Oven, Built-In Microwave, Dishwasher, Double Sink & Pantry. Keeping Room w/Windows Surround & French Door Opens to Sunroom/ Solarium with Surrounding Wall of Windows Overlooking Private Back Yard. Large Laundry Room with Cabinets, Storage Space for Refrigerator/Freezer & More. Luxurious Master Retreat on Main with Spa Bath, Oversized Marble Shower with Seat, His and Her Closets, and Water Closet. Split Bedroom Plan with 2 Additional Bedrooms on This Level Share Hall Bath with Tub and Shower Combined. The First Bedroom is a Large Bedroom with a Vaulted Ceiling, Large Closet and Overlooks the Front of the Home and Second Bedroom is a Large Bedroom and Overlooks the Private Back Yard. ADDITIONAL SPECIAL FEATURES: Exterior 3 Sides Brick and 1 Siding, Ceiling Fans, 2 Fireplaces, Jetted Garden Tub in Master, Chair Railing in Dining Room, Vaulted Ceiling in Bedroom, Replaced Toilets and Plumbing, Replaced Attic Fans, New Exterior Paint, New Gutters & Gutter Guards, New Air Conditioning Unit, New Furnace and Duct Work Hung in Attic, Air Flow is Great, Added Heat/Air Vents in Walk-in-Closets & Master Bedroom, Hardwood Floors in Kitchen, Keeping Room, Powder Room & Laundry Room ( put in 4 Years ago), New Weather Tamer Windows Installed Throughout the Home with Transferable Warranty to the New Owner, New Sunroom/Solarium with Skylights, Security System, Covered Front Stoop, Patio, Private Lot, Professionally Landscaped, Storage Building in Back Yard, CNA Home Warranty & More. Call Wendy for Private Appointment!!!**

**Wendy Greene**

Realtor

(404) 843-2500 Office

(770) 304-1080 Residence

metrobrokers  
.com  
**GMAC**  
Real Estate

Visit my Web Site:

[www.wendygreene.com](http://www.wendygreene.com)

Or email to:

[Wgreene2@bellsouth.net](mailto:Wgreene2@bellsouth.net)

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If your property is listed with a broker, this is not an inducement to list your property.

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