

# *“The Danbury Open Floor Plan”*



***75 Scenic Hills Drive, Newnan, Georgia 30265***  
***\$189,900***

- Covered Porch/Open Foyer
- Gourmet Kitchen w/42” Custom Cabinets
- Breakfast Nook/Pantry & Island
- Formal Dining Rm w/Chandelier/Hardwood Flrs
- Living Room w/Fireplace/ Marble Surround
- Master Suite & Guest Suite on Main/Full Baths
- Sun Room/Solarium
- 2 Car Front Entry Garage w/Automatic Openers

*Heritage Ridge Country Club/ A Planned Adult Community Presents Elegant & Open New Ranch on 0.15 Acres. Special Features/Upgrades: Sunroom/Solarium, Custom Mantle w/Marble Surround Fireplace w/Log Lighter in Living Room, Gourmet Kitchen w/42” Cabinet Size/Raised Panel Square Top/Lazy Susan Accessory/Tiled Backsplash/Whirlpool Appliances-Smooth Top Electric Range/Oven, Built-In Microwave & Dishwasher, Hardwood Floors in Kitchen/Breakfast Nook, Living Room, Dining Room & Hallways. Upgraded Lighting Throughout. Tub Grab Bar in Master Shower & Guest Tub. Dining Room w/ Columns & Arches/ Eat-In Kitchen w/Island/Large Closets, Garden Tub, Shower, Double Vanity in Master Suite, Tile in Bathrooms & Laundry Room, Sprinkler System. Heritage Ridge Country Club Home Owner Association Fee Includes: Cut & Edge Lawn Maintenance/Sprinkler System/Use of Country Club House Including: Resort Style Swimming Pool & Jacuzzi (open all year), Fitness Center, Tennis Courts (Lighted), Game Room w/Billiards, Ping Pong, Card Tables, Library & Reading Room, Bocce Ball Court, Multi-Purpose Room w/61” Screen TV (Movie-Nights & Sport Events), Social Events (Brunch & Bingo, Happy Hour, Pot Luck, Day Trips and Much More) Neighborhood Parties & Holiday Events, Computers w/High-Speed Internet Access, Arts & Crafts Room, Full Size Kitchen & Eating Area for Private Parties, Fun, Fun, Fun!!! HOA Fee for Executive Homes:\$145. Monthly, One Time Imitation Fee for Reserve Fund \$870.*

**Wendy Greene**

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