

**“The Expanded Carlisle Frank Betz Open Floor Plan  
w/Approximately 2,669 Square Feet on .9 Acres w/Full Unfinished  
Basement Stubbed For Bath”**





**31 Springwater Crossing, Newnan, GA 30265  
Reduced \$318,900**

- 2 Story Entry Foyer/Living Room or Office
- Banquet Size Formal Dining Room
- 2 Story Great Room w/Fireplace
- Gourmet Kitchen w/Upgraded Appliances
- Luxurious Master Suite w/Spa Bath
- Total 3 Bedrooms/ 2 and 1/2 Bath
- 2 Car Garage w/ Automatic Openers
- Full Unfinished Walk Out Basement

*SCHOOLS: White Oak Elementary, EG Arnall Middle, Northgate High  
Property Offered Less than Appraisal/Immediate Equity/Pre Home Inspection. Prestigious Springwater Plantation Subdivision, a Lake Community Presents: “ The European Expanded Carlisle Frank Betz Open Floor Plan”, Unfinished Basement/ Stubbed for Bath. Year Built 1998 w/Effective Age of 3 Years. Interior Features: Hardwood Flooring Throughout Main Level, Trey Ceiling, 2 Story Great Room & 2 Story Foyer, Smooth Ceilings Throughout Home. Wonderful Living Room/Library or Office with French Doors, Banquet Size Formal Dining Room Features Chair Rail, Transom Windows, Hardwood Floors and Chandelier. Spectacular 2 Story Great Room Features a Marble Surround Fireplace with Gas Logs. Gourmet Kitchen Equipped with Upgraded Appliances to include a Jenn Air Downdraft Gas Cook Top , G E Profile Wall Oven and Microwave, Custom Cabinetry with Granite Counter Tops. Sunny Breakfast Room with Bay Windows, Hardwood Floors and French Doors to Deck. Laundry Room with Tile Floor and Cabinetry, Screen Porch and Deck Overlooks Private Back Yard. Guest Powder Room Features Pedestal Sink, Wood Floor and Coat Closet. Upper Level: Luxurious Master Retreat with Trey Ceiling, Fan and Spacious Sitting Area, Spa Bath with Dual Marble Vanities, Separate Glass Shower, Private Water Closet, Glass Block Windows & Large Walk-In Closet. Bedrooms 2 with Vaulted Ceilings, Ceiling Fan and Palladium Window and Bedroom 3 Heavy Trim and Ceiling Fan. Exterior Features: 2 Car Garage w/ Openers/ Flood Lights/ Security System/ Large Rear Deck/Extensive Landscaping Including Irrigation Sys. Mechanical features: Engineered Floor System/Dual Zone HVAC.*

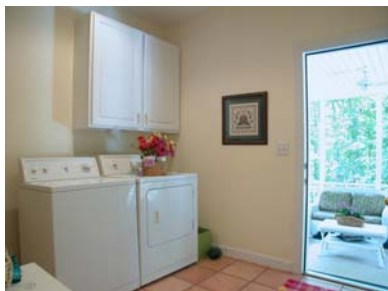
Wendy Greene  
Metro Brokers/GMAC Real Estate  
2100 Highway 54 East, Suite 110  
Peachtree City, GA 30269

Email [wgreene2@bellsouth.net](mailto:wgreene2@bellsouth.net)  
Website [www.wendygreene.com](http://www.wendygreene.com)  
Home Office 770.304.1080   
Cell 678.938.1247   
Fax 770.502.9088  
GMAC Office 404.843.2500

INFORMATION IS DEEMED RELIABLE, BUT IS NOT GUARANTEED  
Subject to omissions, prior sale, change or withdrawal without  
notice. If your property is listed with a broker, this is not an  
inducement to list your property.



# "31 Springwater Crossing, Newnan GA"



Wendy Greene  
 Metro Brokers/GMAC Real Estate  
 2100 Highway 54 East, Suite 110  
 Peachtree City, GA 30269

Email  
 Website  
 Home Office  
 Cell  
 Fax  
 GMAC Office

wgreene2@bellsouth.net  
 www.wendygreene.com  
 770.304.1080  
 678.938.1247  
 770.502.9088  
 404.843.2500

INFORMATION IS DEEMED RELIABLE, BUT IS NOT GUARANTEED  
 Subject to omissions, prior sale, change or withdrawal without  
 notice. If your property is listed with a broker, this is not an  
 inducement to list your property.

