

***“Heritage Ridge, A Planned Adult Community, Presents Elegant Ranch w/Unfinished Basement, Large Master Suite w/Garden Tub, Separate Shower, Gourmet Eat-In Kitchen, Solarium, & More”***





***148 Scenic Hills Drive, Newnan, GA 30265***  
***\$180,000***

- Heritage Ridge Planned Adult Community w/Clubhouse, Pool, Jacuzzi, Tennis Courts & Much More
- Brick Front Ranch w/Full Unfinished Basement Stubbed for Bath
- Master Suite on Main Level w/Garden Tub, Separate Shower
- Foyer, Sunroom/Solarium, Patio, Deck, & Balcony
- Fireplace, Hardwood Floors, Trey Ceilings, Vaulted Ceilings
- Gourmet Kitchen w/Breakfast Room, Island, Walk-In Pantry, Built-In Microwave

SCHOOLS: Newnan Crossing Elementary, E G Arnall Middle, East Coweta High  
Heritage Ridge, A Planned Adult Community w/Clubhouse, Pool & Tennis Courts, Presents This Elegant Brick Front Ranch w/2 Bedrooms, 2 Full Baths, Unfinished Basement, w/Inside & Outside Entrances, Stubbed For Bath, Gourmet Eat-In Kitchen, & More.  
INTERIOR FEATURES: Foyer, Living Room & Dining Room Combination, Fireplace In Living Room w/Gas Starter, Large Master Suite On Main Level w/ Double Vanity, Garden Tub, Separate Shower & Walk-In Closet, Sunroom/Solarium, Gourmet Kitchen w/Breakfast Room, Island, Walk-In Pantry, Dishwasher, Disposal, Icemaker Line, Built-In Microwave & Refrigerator, Laundry Room, Attached 2-Car Kitchen Level Garage w/Automatic Door. EXTERIOR FEATURES: Balcony, Deck, Patio, Sprinkler System. ADDITIONAL FEATURES & AMENITIES: Hardwood Floors, Trey Ceilings, Vaulted Ceilings, 9-Foot Plus Ceilings, Ceiling Fans, Central Air, Gas Central Heat, Clock Thermostat, Double Pane/Thermo Windows, Ceiling Insulation, Gas Water Heater, Public Water, Sewer, Cable TV Connections, Burglar Alarm, Smoke/Fire Alarm. Sidewalks, Street Lights, Underground Utilities, Neighborhood Association. Heritage Ridge Country Club Home Owner Association Fee Includes: Cut & Edge Lawn Maintenance/Sprinkler System/Use of Country Club House, Resort Style Swimming Pool & Jacuzzi (Open All Year), Fitness Center, Lighted Tennis Courts, Game Room w/Billiards, Ping Pong, Card Tables, Library & Reading Room, Multi-Purpose Room w/ 61" Screen TV (Movie Night & Sports 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. HOA Fees for Executive Homes: \$550 Annually, Lawn Care \$50 Monthly. HSA Warranty Available At Closing. Call Wendy for E-Z Appointment.

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

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



***"148 Scenic Hills Drive, Newnan, GA 30265"***



**Entry/Dining Room**



**Dining Room**



**Living Room**



**Kitchen**



**Sunroom**



**Master Bedroom**



**Master Bath**



**Bedroom**



**Bathroom**



**Unfinished Basement**



**Side**



**Back/Deck**



**Community Center**



**Community Pool**



**Community Tennis**

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Metro Brokers/GMAC Real Estate  
2100 Highway 54 East, Suite 110  
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Email  
Website  
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Cell  
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GMAC Office

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