

SHOWCASE HOME | JULIA



Street Address: 141 Ballyfin Way, Newnan, GA 30263

A/C Sq. Ft.: 2,616

Bedrooms: 2

Bathrooms: 2

Move-In Date: 04/2026



ELEVATION: C-Farmhouse



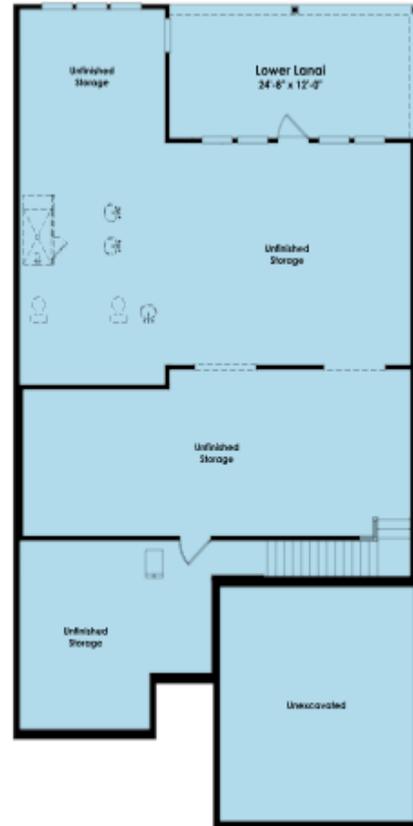
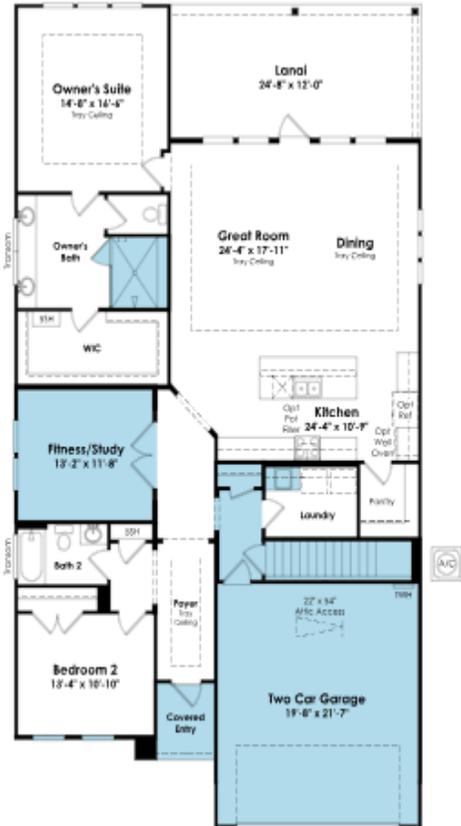
HOMESITE: 1.141

Exterior Color Package: Siding: Gossamer Veil; Trim: Pure White; Accent: Roycroft Pewter



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KOLTER HOMES®



SHOWCASE HOME FLOORPLAN

JULIA

2 Bedroom, Study, 2 Full Baths, Great Room, Study with Double French Doors, Unfinished Basement



SHOWCASE HOME FEATURE HIGHLIGHTS

KITCHEN DETAILS

- 30" GE Profile Gas Cooktop
- 30" Pro-Style Canopy Hood
- Cabinet Cove Crown Moulding
- Lormand Maple Coastline Cabinets
- Kitchen Island-Marengo Quartz
- Kitchen Perimeter-Salinas White Granite
- Polaris Plus EVP Soft Beige
- Under Cabinet Lighting
- Stainless Steel Single Bowl Undermount Sink

DESIGNER FEATURES

- Unfinished Basement stubbed with plumbing
- Study with Double French Glass Doors
- Ceiling Fan in Great Room
- Frameless shower in owner's bath
- Upgraded pendant lighting package
- Laundry Room Stubbed for future sink



SHOWCASE HOME DESIGNER FEATURES | KITCHEN



**LORMAND MAPLE
COASTLINE CABINETS**



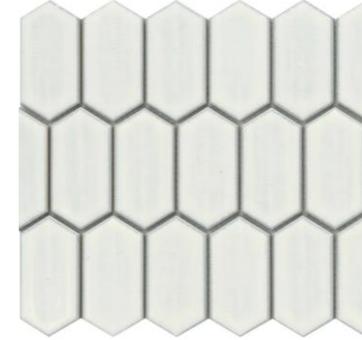
**TRANSITIONAL PULL
BP795128-143**



**SALINAS WHITE GRANITE
PERIMETER COUNTERTOP**



**MARENGO SILESTONE
ISLAND COUNERTOP**



**OMNI IVORY PICKETT
EMSER TILE BACKSPLASH**



**MOEN KURV SPOT RESISTANT
STAINLESS**



**PARKHURST BRUSHED
NICKEL KITCHEN PENDANT**



**POLARIS SOFT BEIGE
SHAW EVP**

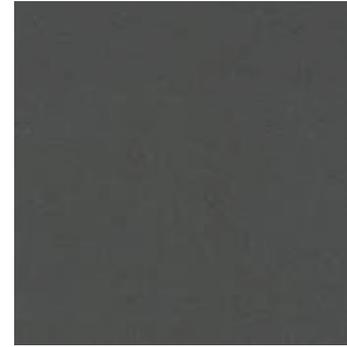
SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATH



**LORMAND MAPLE
COASTLINE CABINETS**



**TRANSITIONAL PULL
BP79596-143**



**MARENGO SILESTONE
COUNERTOP**



**LASSITER 4-LIGHT
BRUSHED NICKEL**



**MOEN GENTA 8" SPREAD
BRUSHED NICKEL**



**NOBLEZA LUGO MT EMSER TILE –
FLOOR & SHOWER WALL**



**TALENTO ORO WAVE
ACCENT BAND**



**NOBLEZA LUGO 2 X 4
OFFSET- SHOWER FLOOR**

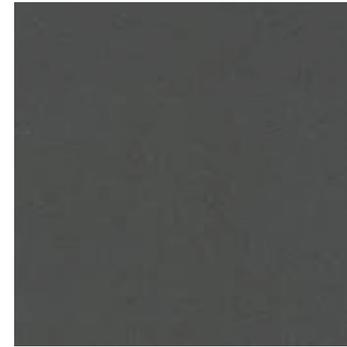
SHOWCASE HOME DESIGNER FEATURES | BATH 2



**LORMAND MAPLE STEAM
CABINETS**



**TRANSITIONAL PULL
BP8102116-143**



**MARENGO SILESTONE
COUNERTOP**



**LASSITER 3-LIGHT
BRUSHED NICKEL**



**MOEN GENTA SINGLE
BRUSHED NICKEL**



**CARU LAMPA 17 X 17 – FLOOR
& TUB WALL TILE**



**ORO TRELIS EMSER TILE –
ACCENT BAND**

SHOWCASE HOME DESIGNER FEATURES | GENERAL



**DRIFT OF MIST SW9166
INTERIOR PAINT**



**ST KITSS / FINE LINEN -
SHAW CARPET**



**POLARIS SOFT BEIGE
SHAW EVP**



SHOWCASE HOME DESIGNER FEATURES | EXTERIOR



SCHEME 9

- | | |
|----------|-------------------------|
| 1 Siding | SW 9165 Gossamer Veil |
| 2 Trim | SW 7005 Pure White |
| 3 Accent | SW 2848 Roycroft Pewter |

