



Overview

StoneBridge is Newnan's most intimate new community. The 200 acre park-like community combines the charm of historic Newnan with the amenities and comforts of new homes. When complete, StoneBridge will offer some 600 quality homes and townhomes in two distinctive neighborhoods with unique architectural design and a respect for nature that includes walking paths and natural green space.

The homes at StoneBridge are designed to accommodate a variety of family sizes and lifestyles, and will include townhomes; turn-of-the-century homes with features such as rear-entry garages with private access lanes and covered porches; as well as traditional suburban style homes.

Location

StoneBridge is conveniently located in Coweta County in the city of Newnan, off of I-85 at Exit 47. The community is at the intersection of Lower Fayetteville Road and the newly developed Newnan Crossing Blvd/Highway 120. StoneBridge is in the heart of Newnan's new cultural district, directly across the street from Newnan's Arts and Civic Center, and nearby to shopping, recreation and dining.

For more information about Newnan, please visit: www.newnan.com.

Neighborhoods

The homes at StoneBridge will be constructed in two distinctive neighborhoods by Patrick Malloy Communities and Ryland Homes.

East Village at StoneBridge

Traditional homes by Patrick Malloy Communities from the \$160s

Traditional homes by Ryland Homes from the \$190s

West Village at StoneBridge

Turn-of-the-Century homes by Patrick Malloy Communities from the \$160s

Townhomes by Patrick Malloy Communities from the \$130s

Model homes are now open and available for touring.

For more information, visit www.StoneBridgeGA.com.

Amenities

Each of the neighborhoods of StoneBridge will complement the small town atmosphere enjoyed in Newnan and throughout Coweta County. Planned amenities include a three building clubhouse village with fitness center, junior olympic swimming pool, tennis courts, children's playground and village lawn. Sidewalks, walking paths and natural green space will enhance the neighborhood's feel and lifestyle.

Schools

White Oak Elementary • Arnall Middle • East Coweta High

For more information on Coweta County/Newnan Schools, please visit: <http://www.coweta.k12.ga.us>

Developer & Builders

Patrick Malloy Communities is among the most active builders in the metropolitan Atlanta area. Patrick Malloy Communities has built homes in several master planned communities including: Monarch Village, Summergrove, Avery Park, Canterbury and City Square. In addition, this third-generation homebuilder is constructing homes in several sections of Anneewakee Trails, a conservation community in Douglas County; Mirror Lake in Villa Rica; Mill Pond in Carroll County; Concorde Row at Ridenour in Cobb County; the Villages and the Lakes of Cedar Grove, Union Crossing and Providence Place in South Fulton County; and North Village and West Grove at Harmony on the Lakes in Cherokee County. Opening this year Patrick Malloy Communities will be building homes in Brookmont, located in Douglasville off Chapel Hill Road.

Homes built by Patrick Malloy Communities offer exceptional features and fine details usually reserved for higher-priced homes. These features often include master suites with sitting areas, vaulted and tray ceilings, quality name brands, and nine-foot ceilings on the main story. Architectural details and a variety of materials help define the distinctive home exteriors. Intricate care is taken to ensure a quality home at an affordable price. For more information visit: www.pmmunities.com.

Since 1967, Ryland has crafted over 215-thousand homes for families of all shapes and sizes across the country. In addition, Ryland is a leading mortgage-finance company issuing more than 185,000 mortgages. With headquarters in Southern California, Ryland is one of the nation's largest and most respected home builders with communities in more than 26 markets including the metro Atlanta area.

No matter what home style is desired, from traditional to contemporary, Ryland offers a variety of new homes in a choice of communities. As one of the most trusted names in new home construction, Ryland offers abundant amenities and exceptional value with homes ranging in price from the low \$100,000s up to \$370,000. Ryland is committed to building new homes that fits every budget and lifestyle. For more information about Ryland Homes visit, www.rylandhomes.com.

For More Info

Visit us at www.StoneBridgeGA.com or contact Patrick Malloy Communities at 770-304-9170, Ryland Homes at 770-304-1262.

Directions

From Atlanta take I-85 South to exit 47, Newnan. Turn left on Hwy 34 and travel for approximately 1 mile. Turn right on Shenandoah Blvd and continue for 1.4 miles. Turn right onto Lower Fayetteville Road and StoneBridge will be on the right.

Broker participation welcome. Equal Housing Opportunity. The features and amenities described herein are based upon current development plans, which are subject to change without notice. Actual development may not be as current as proposed. No guarantee is made that the features, amenities and facilities depicted by artists' renderings or otherwise described herein will be built on, if built will be the same size or nature as depicted or described. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This material shall not constitute a valid offer in any state where prior registration is required.