



## Carter Grove

From the \$400's and \$600's

### SALES CENTER

**404-960-1555**

Christy Karoffa  
Joni Gober

### LOCATION

**8 Lakewood Court  
Cartersville, GA 30120**

### Hours

**Sunday and Monday: 1 pm - 6 pm  
Tuesday-Saturday: 11 am - 6 pm**

### FIND MORE ONLINE



Call **404-960-1555** for more information

[KerleyFamilyHomes.com](https://KerleyFamilyHomes.com)

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## Welcome to Carter Grove

Carter Grove is the quintessential family oriented community with it's own primary school located inside the community! Carter Grove has a grand entrance with a full amenities package to ensure every family member can participate in their favorite activity. Each of our floor plans were designed by our internal architect to ensure beautiful, open floor plans that are ideal for gathering and entertaining.

**Features & Finishes** - 3 and 4-Bedroom Floor Plans, Modern Kitchens with Granite Countertops and Stainless-Steel Appliances, Oversized Primary Bedrooms with Walk-In Closets, Private Covered Porches and Patios, 2 Car Garages

**Family-Friendly Community Amenities** - Swimming Pool, Tennis Courts, Playground, Green Spaces and Ponds, Community Clubhouse and Cabana, Cartersville Primary School

**Woodland Hills Golf Course** - This peaceful 18-hole golf course, with multiple levels of memberships, is a short golf cart ride away from your two-car garage. The easy-access golf lifestyle you've always dreamed of is right at your fingertips.

### Explore Downtown Cartersville

Located just minutes away, Downtown Cartersville offers everything from delightful local dining to unique shopping and entertainment. Also known as the Museum City, Cartersville features a variety of museums that embody the city's rich history and culture, including: Booth Western Art Museum (5 Miles), Tellus Science Museum (15 Miles), Savoy Automobile Museum (8 Miles)

**Cartersville City School District** - Cartersville Elementary School, Cartersville Middle School, Cartersville High School

## COMMUNITY HIGHLIGHTS

[Request Community Information](#)

**Georgian Series Homes from the \$400's**

**Executive Series Homes from the \$600's**

**Swim, tennis, clubhouse, and playground amenities**

**Final Opportunities**

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## Base Pricing by Floor Plan

| Plan      | Elevations               | Beds | Baths | Sq Ft | Starting Price |
|-----------|--------------------------|------|-------|-------|----------------|
| ALEXANDER | AA, BB, CC, DD, EE, FH-1 | 4    | 3.5   | N/A   | \$684,900      |
|           |                          |      |       |       |                |
| AXLEY     | AA, BB, CC, DD, EE, FH-1 | 4    | 2.5   | N/A   | \$479,900      |
|           |                          |      |       |       |                |
| HAMPTON   |                          | 4    | 2.5   | N/A   | N/A            |
|           |                          |      |       |       |                |
| MAGNOLIA  | FH-1                     | 4    | 2.5   | N/A   | N/A            |

Additional bedrooms, bathrooms, and optional rooms like media rooms, lofts, and other options may be available.  
Base Pricing does not include Basement or Lot Premium Costs. Contact for more details.

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## Available Homes

| Homesite                 | Plan     | Beds | Baths | Sq Ft | Price     |
|--------------------------|----------|------|-------|-------|-----------|
| HOMESITE 1080 - BASEMENT | AXLEY    | 4    | 2.5   | 2,445 | \$464,990 |
| HOMESITE 1079 - BASEMENT | MAGNOLIA | 4    | 2.5   | 2,210 | \$469,990 |
| HOMESITE 1071 - BASEMENT | AXLEY    | 4    | 2.5   | 2,088 | \$476,990 |
| HOMESITE 1289 - BASEMENT |          | 4    | 2.5   | 2,315 | \$514,990 |
| HOMESITE - BASEMENT      | HAMPTON  | 4    | 2.5   | 2,218 | \$514,990 |

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## Community Site Map



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## Georgian Series Features

### Georgian Series

#### Kitchen And Breakfast Areas

- 36" stained wall cabinets with 2" cabinet crown molding
- Granite countertops - with 50/50 stainless steel undermount sink
- 1/3 horsepower garbage disposal
- Pantry closet with 4 rows wire shelving
- Stainless appliances - range, microwave, and dishwasher
- LED flush mount lights (per plan)
- Cabinet hardware
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Recessed refrigerator ice maker hook-up
- Exterior patio door

#### Living Areas

- Choice of premium wall-to-wall carpet w/5 lb. pad in family room, dining room, stairs, and bedrooms
- Sherwin Williams paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- Laminate plank flooring at foyer, entry
- Chair rail with shadow boxes (per plan)

#### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Separate tub and fiberglass shower (per plan)
- Tile tub surround
- Vinyl flooring
- Cabinet hardware
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bar, towel ring, tissue holder, and robe hook
- Raised height vanities
- Cultured marble vanity countertops
- Elongated toilet

#### Secondary Bathrooms

- Fiberglass tub/shower combo
- Vinyl flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel ring, and tissue holder
- Raised height vanities
- Cultured marble vanity countertops
- Elongated toilet
- Pedestal sink and decorative oval mirror in powder room (per plan)

#### Exterior Finishes

- Professional landscaping package
- Vinyl single hung windows
- 5" seamless gutters with down spouts
- Panel shutters
- Fiber cement siding
- Brick or stone per elevation
- Rear deck/patio (size may vary per plan, per lot)
- 6-panel front door

#### Quality Features

- 9 ft ceilings at 1st floor, 8 ft ceilings at 2nd floor
- Designer Georgian Series lighting package
- Smart tube with raised outlet in family room and primary suite

- 2 television jacks - family room and primary suite
- 1 telephone jacks per plan
- 150 amp service
- Ceiling fans - family room and primary suite
- Ceiling Fans Braced and prewired in secondary bedrooms
- Hardwired smoke detectors in every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook up
- 2 car garage
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue and groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt Roof Shingle
- Pestban® in wall pest treatment system

#### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 fiberglass Batt insulation in vaulted living areas
- 15-SEER heating and air conditioning system,
- Programmable thermostats (zoned per plan)
- Energy Star® appliances
- Energy efficient windows
- Blower door testing

#### Builder Quality

- Homeowner warranty 1-2-10
- One year workmanship & material warranty
- Two year Systems warranty
- Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Assoc.
- Certified Professional Home Builder

\*Revised 10.14.2025

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## Executive Series Features

### Kitchen And Breakfast Areas

- 42" stained wall cabinets with cabinet crown molding
- Cabinet hardware
- Granite countertops with 50/50 under mount stainless steel sink
- Tile backsplash
- 1/3 horsepower garbage disposal
- Pantry closet with 4 rows wire shelving
- Stainless steel appliances - built in double oven, micro/venthood, cooktop, and dishwasher
- Designer brushed nickel kitchen faucet
- Recessed refrigerator ice maker hook-up
- LED flush mount Lights (per plan)
- Pendant lights over the kitchen island (per plan)
- Full-lite exterior patio door

### Living Areas

- 42" fireplace with marble surround
- Choice of premium wall-to-wall carpet w/5 lb. pad
- Sherwin Williams paint on interior walls with smooth ceiling
- 5-1/4" baseboard at 1st and 2nd floor
- 5" pre-finished hardwood or laminated wood flooring whole 1st floor excluding bedrooms and includes stained oak treads at stairs
- Dining room with coffered ceiling, shadow boxes and chair rail
- 1piece crown molding at the 1st floor, primary bedroom, and 2nd floor hall
- Open oak handrail with balusters and stained oak treads at stairs
- Built-in mud room lockers with hardware (per plan)

### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Tile shower with tile niche and tile surround at bath tub
- Tile flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bars, towel ring, tissue holder, and robe hook
- Raised height vanity
- Cabinet hardware
- Granite vanity countertops with rectangular undermount bowls
- Elongated toilet

### Secondary Bathrooms

- Steel tub with tile wall surround
- Tile flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bars, towel ring, tissue holder (per plan)
- Raised height vanities
- Cabinet hardware
- Cultured marble countertops with rectangular under mount bowls
- Elongated toilet
- Pedestal sink in powder bath (per plan)

### Exterior Finishes

- Professional landscaping package
- Vinyl single hung windows
- 5" seamless gutters with down spouts
- Panel shutters
- Fiber cement siding
- Brick or stone per elevation
- Rear deck/patio (sized per plan)
- 6 Panel Stained Wood front door with sidelights, transom and handleset (per plan)

### Quality Features

- 9 ft ceilings at the 1st floor, 8 ft ceilings at the 2nd floor
- Designer executive series lighting package
- Smart tube with raised outlet in family room and primary suite
- 2 Television jacks family room and primary suite
- 1 telephone jack
- 200 amp service
- Ceiling fans - family room and primary suite
- Ceiling fans - braced and pre-wiring in secondary bedrooms
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook up
- 2 car garage
- Carriage house steel garage door with hardware & opener
- Concrete front porches and driveways
- 50 gallon water heater
- 3/4" tongue and groove - screwed and glued down sub floor
- Fully engineered roof and floors
- GAF - 30 year architectural shingles
- Pestban® in wall and exterior perimeter pest treatment system

### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 fiberglass batt insulation in vaulted living areas
- 14-SEER heating and air conditioning system
- Programmable thermostats (zoned per plan)
- Energy Star® appliances
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# Kerley Family Homes' Approved Lender

## Why Use an Approved Lender

When you use an approved lender, they take care of all the financing details. Our loan officers frequently work from our sales centers in various locations for easy access. The financing process runs more smoothly when you work with a lender who knows what the buyers needs from the beginning to the end of the building process

- Immediate Pre-Qualifications and Pre-Approval
- Competitive Interest Rates
- Different Programs to Choose From
- Consistent and Frequent Status Updates

## Receive a Portion of Your Closing Costs

Kerley Family Homes is paying a portion of the closing costs on your new home when you use our preferred lender. Our experienced lender partners will walk you through the financing process, and you keep a portion of your closing costs. No strings attached.



### **Jill Bertolani - AVP - Senior Mortgage Banker**

NMLS# 658806 | GA

Direct: 404.518.2201

Email: [jill.bertolani@amerisbank.com](mailto:jill.bertolani@amerisbank.com)



### **Theresa Garcia - Loan Officer**

NMLS# 205112 | GA

Direct: 770.330.3234

Email: [theresa.garcia@banksouth.com](mailto:theresa.garcia@banksouth.com)

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