



Carter Grove

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

SALES CENTER

404-960-1555

Christy Karoffa
Joni Gober

LOCATION

**10 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

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-11-20



Carter Grove

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

10 Lakewood Court Cartersville, GA 30120



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

SALES CENTER

404-960-1555

Christy Karoffa
Joni Gober

Hours

Sunday and Monday: 1 pm - 6 pm

Tuesday-Saturday: 11 am - 6 pm

Location

10 Lakewood Court
Cartersville, GA 30120

FIND MORE ONLINE



KerleyFamilyHomes.com

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-11-20



Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft
ALEXANDER	AA, BB, CC, DD, EE, FH-1	4	3.5	3,226
AXLEY	AA, BB, CC, DD, EE, FH-1	4	2.5	2,088
HAMPTON		4	2.5	2,218
MAGNOLIA	FH-1	4	2.5	2,209

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.

Carter Grove
From the \$400's and \$600's
10 Lakewood Court Cartersville, GA 30120



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

Carter Grove

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

10 Lakewood Court Cartersville, GA 30120



Community Site Map



KerleyFamilyHomes.com

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-11-20



Carter Grove

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

10 Lakewood Court Cartersville, GA 30120



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 11.20.2025

KerleyFamilyHomes.com

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-11-20



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
- 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 11.20.2025

Carter Grove

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

10 Lakewood Court Cartersville, GA 30120



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.



AMERIS BANK
MORTGAGE SERVICES

Jill Bertolani - AVP - Senior Mortgage Banker

NMLS# 658806 | GA

Direct: 404.518.2201

Email: jill.bertolani@amerisbank.com



Theresa Garcia - Loan Officer

NMLS# 205112 | GA

Direct: 770.330.3234

Email: theresa.garcia@banksouth.com

KerleyFamilyHomes.com

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-11-20

