KERLEY FAMILY HOMES



# Ford Landing

## From the $900's

### SALES CENTER

**404-245-5567**

**Colleen Van Vliet**

### LOCATION

**5959 Fords Road**
**Acworth, GA 30101**

**Hours**
**Sunday: 1 pm - 6 pm**
**Monday: 1 pm - 6 pm**
**Tuesday: By appointment**
**Wednesday: By appointment**

### FIND MORE ONLINE

Call **404-245-5567** for more information

KerleyFamilyHomes.com

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KFH REALTY

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5959 Fords Road Acworth, GA 30101



## Welcome to Ford Landing

Welcome to Ford Landing, a charming community of only 24 homes in northwest Cobb County. Tucked away off Fords Road in Acworth and only minutes from Downtown Kennesaw and Marietta Square; this luxury neighborhood is quaint and timeless yet conveniently located.

**Features and Finishes**: Modern Farmhouse Designs Featuring Brick and Stacked Stone, Primary Suite on Main Level Floor Plans, 4 and 5 Bedroom Plans, 2 and 3 Car Garages, Wrap Around Porches, Double Doors Leading to Two Story Foyers and Vaulted Ceilings, Fireplaces with Symmetrical Built-In Shelving, Oversized Kitchen Islands with Quartz Countertops and Stainless-Steel Double Ovens, Basements Available

**A North Cobb Location That's Close to It All**

Whether you're heading out for a tee time or a dinner date, you'll love coming home to this peaceful corner of Acworth and Cobb County.

Brookstone Golf & Country Club (1.5 miles)

The Avenue West Cobb (5 miles)

Mainstreet Acworth (7 miles)

Downtown Kennesaw (8 miles)

**Cobb County School District**

Ford Elementary School

Durham Middle School

Harrison High School

## COMMUNITY HIGHLIGHTS

**Request Community Information**

**Signature Series Floor Plans**

**Primary on Main Plans**

**Only 24 Lots Available**

**Near Brookstone Golf & Country Club, Downtown Acworth and Downtown Marietta**

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## Base Pricing by Floor Plan

| Plan | Elevations | Beds | Baths | Sq Ft | Starting Price |
|---|---|---|---|---|---|
| EMMA | AA, BB, CC, FH-1 | 4 | 3.5 | 3,406 | $839,900 |
| | | | | | |
| WASHINGTON | AA, BB, CC, DD, FH-1 | 5 | 4.5 | 4,020 | $869,900 |

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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## Community Site Map




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# Signature Series

### Kitchen And Breakfast Areas

- 42” Stained wall cabinet with cabinet crown molding
- Soft close cabinet doors and drawers Cabinet Hardware
- Granite Countertops with white porcelain farm sink
- Tile backsplash
- Pantry closet with 4 rows wire shelving
- Stainless steel appliances - built in double oven, microwave, cooktop, range hood and dishwasher
- Pullout Brushed Nickel kitchen faucet
- 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
- 5” prefinished hardwood or laminated wood flooring on 1st floor excluding bedrooms. Includes Stained White Oak Treads at stairs
- Choice of premium wall-to-wall carpet w/5 lb. pad
- Sherwin Williams Paint on interior walls with smooth ceiling
- 7-1/4” baseboard at 1st floor & 5-1/4” at 2nd floor
- Dining room with Coffered Ceiling, shadow boxes and chair rail
- 1 piece 5¼” Crown molding at the 1st floor (excludes pantry, powder bathroom and all closets on main floor), Master bedroom and 2nd floor hall
- Open Oak handrail w/balusters & Stained Oak treads at stairs
- Built-in Mud Room lockers with hardware (per plan)
- R-30 Fiberglass Batt insulation in vaulted living areas
- 15-SEER heating and air conditioning system
- Programmable thermostats (zoned per plan)
- Whirlpool Appliances
- Energy Efficient windows
- Blower door testing

### Owners Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Tile shower, Tile niche and tile surround at bath tub
- Tile flooring
- Designer Brushed Nickel faucet fixtures
- Designer Brushed Nickel Towel bars, towel ring, tissue holder & robe hook
- Raised height vanity
- Cabinet Hardware
- Soft Close cabinet Drawers and Doors
- Granite vanity countertops with rectangular undermount bowls
- Soft Close cabinet Drawers and Doors
- Adult Height, 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
- Raised height vanities
- Cabinet Hardware
- Soft Close cabinet Drawers and Doors
- Granite vanity countertops with rectangular undermount bowls
- Adult Height, Elongated toilet
-
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### Exterior Finishes

- Professional landscaping package
- Irrigation (Zoned per lot)
- Prairie Light pattern windows on front (per plan)
- Vinyl single hung windows
- 5” seamless gutters with down spouts
- Panel Shutters
- Fiber cement siding
- Brick and/or natural stone (per elevation)
- Rear Deck sized per plan with stairs
- Stained Double Wood front door w/transom & handleset (per plan)

### 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)
- Whirlpool Appliances
- Energy efficient windows
- Blower door testing

### Builder Quality

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

### Quality Features

- 9 ft ceilings at the first floor, 8 ft ceilings at the second floor
- Designer Signature Series Lighting package
- Smart Tube w/outlet in Family Room and Owner Suite
- 5-6 Television jacks: Family Room, Owner Suite, and Secondary Bedrooms (per plan)
- 1 telephone jack
- 200 amp service
- Ceiling fans - Family Room and Owner Suite
- Secondary bedrooms switched ceiling light with pre-wire and bracing for ceiling fan
- Carbon monoxide detectors
- Hardwired smoke detectors every bedroom w/battery back-up
- Electric dryer hook up
- 3 car garage
- 75 gallon water heater
- 3/4” tongue and groove - screwed and glued down sub floor
- Plantation style insulated garage door with strap and hinges with opener
- Fully engineered roof and floors
- Metal Roof at front porches (per plan)
- 30 year Architectural shingles
- Pestban® in wall and exterior perimeter pest treatment system

*Revised 11.04.2026



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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.

MOVEMENTMORTGAGE

**Theresa Garcia - Loan Officer**

NMLS# 205112

Direct: 770.330.3234

Email: theresa.garcia@movement.com

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MOVEMENTMORTGAGE

**Joy Dyess- Loan Officer**

NMLS# 832780

Direct: 770.905.1207

Email: joy.dyess@movement.com

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SouthState

**Amy Buynoski - Loan Officer**

NMLS# 545254

Direct: 678.249.7457

Email: amy.buynoski@southstatebank.com

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Guild

**Pam Rios - Senior Loan Officer**

NMLS# 208000



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