



## Ford Landing

From the \$800's

### SALES CENTER

**404-245-5567**

Colleen Van Vliet  
Monikia Mason

### LOCATION

**5959 Fords Road  
Acworth, GA 30101**

### FIND MORE ONLINE



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

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

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## Welcome to Ford Landing

### Ford Landing: Luxury Farmhouse Style Living in Acworth, GA

Welcome to Ford Landing, a high-end community of just over 20 homes in northwest Cobb County. Tucked off Fords Road in Acworth and just minutes from Kennesaw, this exclusive neighborhood delivers quiet, upscale living without sacrificing convenience.

### Upscale Farmhouse Style Homes With Room to Live Well

We build new homes that go beyond the ordinary, and Ford Landing is no exception. In this new neighborhood, you'll find our modern farmhouse-style homes—spacious two-story floor plans with 4 to 5 bedrooms and up to 4,000 square feet. These homes offer timeless exteriors, including modern farmhouse designs, classic brick, and stacked stone options. Inside, you'll find upscale features that make everyday living a luxury:

- ✓ Primary suites on the main level
- ✓ Multi-car garages

#### COMMUNITY HIGHLIGHTS

##### Signature Series

**4-5 Bedroom Floor Plans**  
**Close to Brookstone Golf & Country Club**

**10 Minutes to Downtown Acworth**

**Short Drive to Downtown Marietta and Kennesaw**

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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   | N/A   | \$839,900      |
| FRANKLIN II | AA, BB, CC, FH     | 5    | 4.5   | N/A   | \$834,900      |
| GRANT       | AA, BB, CC         | 4    | 3.5   | N/A   | \$804,900      |
| WASHINGTON  | AA, BB, CC, DD, FH | 5    | 4.5   | N/A   | \$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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## Available Homes

| Homesite               | Plan        | Beds | Baths | Sq Ft | Price       |
|------------------------|-------------|------|-------|-------|-------------|
| HOMESITE 8             | EMMA        | 4    | 3.5   | 3,406 | \$875,809   |
| HOMESITE 6             | GRANT       | 4    | 3.5   | 3,238 | \$879,035   |
| HOMESITE 18 - BASEMENT | FRANKLIN II | 5    | 4.5   | 3,527 | \$996,892   |
| HOMESITE 24 - BASEMENT | EMMA        | 4    | 3.5   | 3,149 | \$1,006,469 |
| HOMESITE 23 - BASEMENT | WASHINGTON  | 5    | 4.5   | 3,474 | \$1,042,660 |

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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
- 1/3 Horsepower garbage disposal
- 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
- 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 Area

- 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 5 1/4" 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)

### 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
- Adult Height, elongated toilet

### Secondary Bathrooms: (Per Plan)

- 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

### 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)
- Energy Star® 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 05.02.2025

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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)



**MOVEMENTMORTGAGE**

#### **Theresa Garcia - Loan Officer - Production Manager**

NMLS# 205112 | GA

Direct: 770.330.3234

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

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