



Maple Village

From the mid \$300's

SALES CENTER

404-960-1555

Christy Karoffa
Joni Gober

LOCATION

**13 Madison Lane
Adairsville, GA 30103**

FIND MORE ONLINE



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

KerleyFamilyHomes.com

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Welcome to Maple Village

Welcome to Maple Village: Beautiful New Houses for Sale in Adairsville, GA

In the heart of Adairsville, GA, you'll find Maple Village, a family-friendly community offering a mix of **one and two-story Craftsman-style homes**. Starting from the \$300s, this peaceful neighborhood features spacious 3 and 4-bedroom floor plans with basement options and stunning home details. **We're only building 21 lots in this established Bartow County neighborhood. They're going to sell quickly, so contact us now to reserve your new home in Bartow!**

Single-Story & 2-Story Homes With Features You'll Love:

Our floor plans at Maple Village are designed to make life comfortable. Whether you choose our one or two-story layouts, you'll find convenient features like **basement options, loft spaces, 2-story foyers**, spacious kitchens with granite countertops and stainless steel appliances, large primary bedrooms with walk-in closets, covered front porches, and more!

Family-Friendly Community Amenities

When you own one of our new construction homes in Adairsville, you also get family-friendly amenities always close by:

- **Swimming Pool** — your go-to spot for fun in the sun
- **Relaxing Cabana** — a great place to relax, cool off, and socialize

COMMUNITY HIGHLIGHTS

[Join Maple Village's VIP List](#)

21 lots

Swim and Cabana Community

Craftsman-style Homes

Minutes from Barnsley Gardens Resort and the Tellus Science Museum

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
AXLEY	AA, BB, CC, DD, EE	4	2.5	N/A	N/A
CHATSWORTH	AA, BB, CC, DD	4	2.5	N/A	N/A
HAWTHORNE	AA, BB, CC	3	2	N/A	N/A
LINDEN	AA, BB, CC	3	2.5	N/A	N/A
MAGNOLIA	AA, BB, CC, DD, EE, FF	4	2.5	N/A	N/A
MULBERRY	AA, BB, CC	4	2.5	N/A	N/A
SPRUCE	AA, BB, CC	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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Features

Kitchen And Breakfast Areas

- 36" stained wall cabinets with crown molding and decorative hardware
- Granite countertops with 50/50 under mount stainless steel sink
- 4" granite splash guard
- Pull-out brushed nickel kitchen faucet
- Garbage disposal
- Recessed refrigerator and ice maker hookup
- Stainless steel appliance package: freestanding 5-burner gas range, microwave hood combo, and dishwasher
- LED flush-mount lighting (per plan)
- Pantry closet with 4 rows wire shelving

Living Area

- Laminate wood plank flooring in foyer or main entry area
- Vinyl flooring in kitchen, breakfast, and laundry room
- Premium wall-to-wall carpet with 5 lb pad in family room, dining room, bedrooms, stairs, and upper floor
- Sherwin Williams paint on interior walls with white ceilings and trim
- 3 1/4" baseboards on first and second floor
- Dining Room with shadow boxes and chair rail molding

Primary Bedroom And Bathroom

- Separate bathtub and fiberglass shower with tile tub surround
- Vinyl flooring
- Adult height stained vanity with decorative hardware
- Cultured marble vanity countertops with rectangular undermount bowls
- Designer brushed nickel faucet fixtures
- Elongated toilet
- Designer brushed nickel towel bars, towel ring, tissue holder and robe hook (per plan)
- Spacious walk-in closets with 1 row of wire shelving

Secondary Bathrooms (Per Plan)

- Fiberglass tub and shower combo
- Vinyl flooring
- Adult height stained vanity with decorative hardware
- Cultured marble countertops with rectangular undermount bowls
- Designer brushed nickel faucet fixtures
- Elongated toilets
- Designer brushed nickel towel ring and tissue holder
- Pedestal sink and decorative oval mirror in the powder room (per plan)

Exterior Finishes

- James Hardie® siding
- Brick and/or natural stone accents (per elevation)
- Prairie-style window grills on front elevation (per plan)
- Vinyl single hung windows
- Panel shutters
- 5" seamless gutters with downspouts
- 6-panel fiberglass front door with sidelights and handleset (per plan)
- Full-lite glass exterior patio door
- Rear covered patio or deck (size per plan)
- Professional landscaping package

Quality Features:

- 25-year 3-tab asphalt shingles
- Fully engineered roof and floors
- 9 ft ceilings at the first floor, 8 ft ceilings at the second floor
- 3/4" tongue and groove subflooring - screwed and glued

- 150 amp electrical service
- Designer georgian series lighting package
- Ceiling fans - family room and primary bedroom
- Ceiling light with pre-wiring and bracing for ceiling fan in all secondary bedrooms
- 2 Television jacks: family room and primary bedroom
- Smart tube w/outlet in family room and primary bedroom
- 1 telephone jack
- Electric dryer hook-up
- 2-car garage with stamped steel carriage-style garage doors including decorative hinges and straps
- 50 gallon water heater
- Carbon monoxide detectors
- Hardwired smoke detectors in every bedroom with battery back-up
- Pestban® in walls and exterior perimeter pest treatment system

Energy Package

- R-38 blown-in attic insulation in living areas
- R-38 fiberglass batt insulation in vaulted living room ceilings
- R-13 wall insulation
- Energy-efficient vinyl windows
- 15-SEER high-efficiency HVAC system
- Programmable thermostats, zoned per plan
- Energy Star® Appliances
- Blower door testing

Builder Quality

- Certified professional home builder
- Member of the Greater Atlanta Home Builders Association
- Comprehensive homeowner warranty (1-year workmanship, 2-year systems, 10-year structural)

*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



MOVEMENTMORTGAGE

Theresa Garcia - Loan Officer - Production Manager

NMLS# 205112 | GA

Direct: 770.330.3234

Email: theresa.garcia@movement.com

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