



## Maple Village

From the mid \$300's

### SALES CENTER

**404-960-1555**

Christy Karoffa  
Joni Gober

### LOCATION

**15 Madison Lane  
Adairsville, GA 30103**

#### Hours

**Sunday - 1:00 PM - 6:00 PM**

**Monday - 1:00 PM - 6:00 PM**

**Tuesday - 11:00 AM - 6:00 PM**

**Wednesday - 11:00 AM - 6:00 PM**

**Thursday - By Appointment**

**Friday - By Appointment**

**Saturday - 11:00 AM - 6:00 PM**

### FIND MORE ONLINE



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

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

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## Welcome to Maple Village

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 \$300's, 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. Contact us now to tour your new home!

### Features and Finishes

Craftsman Style Homes, 1 and 2 Story Floor Plans, 3 and 4 Bedroom Options, Spacious Kitchens with Granite Countertops and Stainless Steel Appliances, Oversized Primary Bedrooms with Walk-In Closets, Covered Front Porches and Patios for Outdoor Entertaining, 2 Car Garages

### Family-Friendly Community Amenities

Swimming Pool, Relaxing Cabana, Playground, Tennis Courts

### Neighboring Landmarks

If you're considering new homes in north Bartow County, Maple Village is perfect. Located in Adairsville, GA, just 15 minutes north of Cartersville, GA, Maple Village puts you in the middle of small-town charm and exciting North Georgia attractions: Barnsley Gardens Resort (8 Miles), Tellus Science Museum (15 Miles), Manning Mill Park and Veterans Memorial Park (2 Miles), Historic Downtown Adairsville (1.5 Miles), Calhoun Outlet Mall (8.5 Miles)

### Bartow County School District

Adairsville Elementary School, Adairsville Middle School, Adairsville High School

### COMMUNITY HIGHLIGHTS

[Request Community Information](#)

**Bungalow and Georgian Series Floor Plans**

**Only 21 Lots Available**

**Swim and Cabana Community**

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## Base Pricing by Floor Plan

| Plan       | Elevations                                                 | Beds | Baths | Sq Ft | Starting Price |
|------------|------------------------------------------------------------|------|-------|-------|----------------|
| AXLEY      | BB - MAPLE VILLAGE, CC - MAPLE VILLAGE                     | 4    | 2.5   | N/A   | \$377,900      |
| CHATSWORTH | AA - MAPLE VILLAGE, BB - MAPLE VILLAGE, CC - MAPLE VILLAGE | 4    | 3     | N/A   | \$382,900      |
| HAWTHORNE  | AA - MAPLE VILLAGE, CC - MAPLE VILLAGE                     | 3    | 2     | N/A   | \$354,900      |
| LINDEN     | BB - MAPLE VILLAGE, CC - MAPLE VILLAGE                     | 3    | 2.5   | N/A   | \$364,900      |
| MAGNOLIA   | AA - MAPLE VILLAGE, BB - MAPLE VILLAGE, CC - MAPLE VILLAGE | 4    | 2.5   | N/A   | \$382,900      |

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 7 | LINDEN   | 4    | 2.5   | 2,032 | \$364,900 |
| HOMESITE 3 | LINDEN   | 4    | 2.5   | 2,032 | \$369,990 |
| HOMESITE 2 | MAGNOLIA | 4    | 2.5   | 2,209 | \$394,990 |
| HOMESITE 4 | MAGNOLIA | 4    | 2.5   | 2,210 | \$394,990 |

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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 10.22.2025

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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)



### **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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