KERLEY FAMILY HOMES

Park Center Pointe

From the Mid $300's

SALES CENTER

404-747-3135

Andrew Fullilove
Kimberly Smith

LOCATION

1311 Park Center Circle
Austell, GA 30168

Hours
Sunday and Monday: 1 pm - 6 pm
Tuesday-Saturday: 11 am - 6 pm

FIND MORE ONLINE

Call **404-747-3135** for more information

KerleyFamilyHomes.com

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COMMUNITY HIGHLIGHTS

Join Park Center Pointe's VIP List

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Hometown Series

3-4 bedrooms

Open Cconcept Floorplans

12 Miles Northwest of Atlanta

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Welcome to Park Center Pointe

New Townhomes for Sale in Cobb County, GA

Are you ready to make your dream of homeownership come true? Park Center Pointe in Austell, GA, is just what you've been searching for—a cozy community of 51 new townhomes right here in Cobb County, designed for convenience and connection.

A Townhome That Fits Your Life

At Park Center Pointe, we've thought of everything to make life here easy and comfortable. Here are just a few of the many highlights our new construction townhomes have to offer:

- **3 and 4 Bedroom Plans** for everyone to have their own space (and maybe a guest room too!)
- **2-Car Garages** with plenty of room for cars, bikes, and all the extras
- **Open Concept Living** with breakfast areas, fireplaces, and sleek hardwood floors
- **Private Covered Porches and Patios** where you can enjoy your morning coffee or unwind in the evening

Close to Downtown Austell and Tons of Family

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
BAYBERRY	AA, BB, CC	3	2.5	N/A	$346,900
DYLAN II - TOWNHOME	AA, BB, CC	3	2.5	N/A	$364,900
JASPER - TOWNHOME	AA, BB, CC	3	2.5	N/A	$369,900
MADELINE - TOWNHOME	AA, BB, CC	3	2.5	N/A	$369,900
REDBUD	AA, BB, CC	4	2.5	N/A	$344,900
SAWYER - TOWNHOME	AA, BB, CC	4	2.5	N/A	$374,900
WISTERIA	AA, BB, CC	4	2.5	N/A	$347,900

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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Features

Kitchen And Breakfast Areas

- 30” stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Garbage disposal
- Pantry closet with 4 rows wire shelving
- Appliances - range, microwave, dishwasher, refrigerator, washer and dryer
- LED flush lights (per plan)
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Recessed refrigerator ice maker hook-up
- Full-lite exterior patio door

Living Areas

- Choice of premium vinyl flooring (per plan)
- Choice of premium wall-to-wall carpet w/5 lb. pad in family room, stairs, and bedrooms.
- Sherwin Williams paint on interior walls with smooth ceiling *excludes garage
- 3-1/4” baseboard throughout the home
- Interior doors 6-8” with 356 casing

Bathrooms

- Stained cabinets
- Cultured marble vanity countertops
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bar, towel ring, and tissue holder (per plan)
- Vinyl flooring

Exterior Finishes

- Fiberglass front door
- Full-lite exterior patio door
- Vinyl single hung windows
- 5” seamless gutters with down spouts (per plan)
- Vinyl shutters (per plan, per elevation)
- Fiber cement siding
- Brick and stone per elevation
- 2 exterior outlets (per plan)

Quality Features

- LED flush lights (per plan)
- Smart tube with raised outlet in family room and primary suite
- 2 television jacks – family room, primary suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4” tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt roof shingle
- Pestban® in wall pest treatment system
- Window blinds

Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 fiberglas 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 05.01.2025

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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.

AMERIS BANK
MORTGAGE SERVICES

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

Call **404-747-3135** for more information

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