



## Pevensie Manor

55+ Community Starting from the \$400's

### SALES CENTER

**404-557-8325**

Linda Brown  
Kimberly Smith

### LOCATION

**4210 Austell Powder Springs  
Road  
Powder Springs, GA 30127**

### FIND MORE ONLINE



Call **404-557-8325** for more information

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

\*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2026-02-06



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4210 Austell Powder Springs Road Powder Springs, GA 30127



## Welcome to Pevensie Manor

We've got one of the best Active Adult communities in North Georgia! Pevensie Manor, our active adult community of 27 homes just north of metro Atlanta, is now offering new townhomes for sale in Powder Springs, GA!

**Features and Finishes:** Elevated Primary Bedrooms with Walk-In Closets on Main, 3 and 4- Bedroom Options, Covered Porch Options, Open Kitchen and Living Room Floor Plans, 2 Car Garages

This charming community blends small-town warmth with modern convenience, offering access to beautiful parks, great schools, and a relaxed lifestyle that's perfect for families, professionals, and anyone looking to slow down without missing out.

**Neighboring Landmarks:** Seven Springs Water Park (3 Miles), Dogwood Golf Club (3 Miles), Silver Comet Linear Park (1 Mile)

**Cobb County School District:** Powder Springs Elementary School, Tapp Middle School, McEachern High School

### COMMUNITY HIGHLIGHTS

[Request Community Information](#)

**Active Adult Community**

**Single Family Homes**

**Bungalow Series Floor Plans**

**Only 27 Lots Available**

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
CEDAR	AA, BB, CC	4	3	2,351	N/A
COTTONWOOD	AA, BB, CC	3	2	1,699	N/A
HAWTHORNE	AA, BB, CC	3	2	1,763	N/A
MAPLE	AA, BB, CC	4	2.5	2,305	N/A
WILLOW	AA, BB, CC	3	2	1,445	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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## 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](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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