



## Silver Leaf

55+ Community from the Mid \$300's

SALES CENTER

**470-553-6712**

Kelly Klein

LOCATION

**20 Silver Leaf Lane  
Dawsonville, GA 30534**

FIND MORE ONLINE



Call **470-553-6712** for more information

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

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## COMMUNITY HIGHLIGHTS

**Request Community Information**

**Bungalow Series Floor Plans**

**55+ Active Adult Townhome Community**  
**Only 43 Homes Available**

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**Kelly Klein**

### Location

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**Dawsonville, GA 30534**

## Welcome to Silver Leaf

### Our New Active Adult Community in Dawsonville, GA

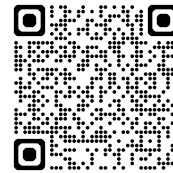
We've got one of the best 55+ communities in Georgia! Silver Leaf, our **active adult community just north of metro Atlanta**, is now offering low-maintenance new townhomes for sale in Dawsonville, GA! In this cul-de-sac community, you'll find the **peaceful, comfortable, and private lifestyle** you've been searching for, **all perfectly located in the foothills of the North Georgia mountains.**

### Something for Everyone in Dawsonville, GA:

Whether you're a nature enthusiast, love shopping at the outlets, or want to always be close to The Ultimate Motorsports Playground, there's something for everyone who lives in our active adult community in Dawsonville, GA.

Silver Leaf provides an excellent opportunity to enjoy the **low-maintenance and high-value lifestyle** we all hope for. With included exterior upkeep and lawn care, you'll have plenty of time to enjoy getting to know your new friends and neighbors, all the local attractions, and still find time to relax. When you couple all of this with a new home warranty, you're guaranteed the quality of life you've earned.

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ACACIA	THE ACACIA	2	2	N/A	\$344,900
SEQUOIA		3	3	N/A	\$369,900

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 42	ACACIA	2	2	1,199	\$339,900
HOMESITE 40	ACACIA	2	2	1,199	\$339,900
HOMESITE 32	ACACIA	2	2	1,199	\$349,900
HOMESITE 39	SEQUOIA	3	3	1,681	\$359,900
HOMESITE 41	SEQUOIA	3	3	1,681	\$359,900

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## Community Site Map



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## BUNGALOW SERIES

### Spacious Kitchens

- 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 wire shelving
- Appliances - range, microwave, dishwasher, refrigerator, washer and dryer
- 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 with 5 lb. padding on Stairs and Bedrooms
- Sherwin Williams Paint on interior walls with smooth ceiling
- 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

- 6 panel front 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)
- Rear patio sized (per plan)
- Exterior outlets (per plan)
- Dog eared fence partition

### Quality Features

- LED flush lights (per plan)
- Smart tube with raised outlet in Family Room & Owners Suite
- 2 television jacks - family Room, owners suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors in 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-30 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

- 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 05.15.2025

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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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