# Silver Leaf

## 55+ Community from the Mid $300's

SALES CENTER

**470-553-6712**

**Kathryn Cannon**

LOCATION

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

**Hours**
**By appointment**

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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16 Silver Leaf Lane 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.

## COMMUNITY HIGHLIGHTS

**Request Community Information**

**Bungalow Series Floor Plans**

**55+ Active Adult Townhome Community**

**1 and 2 Car Garages Available**

**2 and 3 Bedroom Floor Plans**

**Only 43 Homes Available**

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KERLEY FAMILY HOMES

## Base Pricing by Floor Plan

| Plan | Elevations | Beds | Baths | Sq Ft | Starting Price |
|---|---|---|---|---|---|
| ACACIA | AA | 2 | 2 | 1,199 | $344,900 |
| | | | | | |
| CONIFER | STRING, AA, BB, CC | 3 | 3 | 1,751 | $356,900 |
| | | | | | |
| SEQUOIA | AA | 3 | 3 | 1,681 | $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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KFH REALTY

# Silver Leaf

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## Available Homes

| Homesite | Plan | Beds | Baths | Sq Ft | Price |
|---|---|---|---|---|---|
| HOMESITE 39 | SEQUOIA | 3 | 3 | 1,681 | $334,990 |
| HOMESITE 4 | CONIFER | 3 | 2.5 | 1,751 | $341,990 |
| HOMESITE 3 | CONIFER | 3 | 2.5 | 1,751 | $344,990 |
| HOMESITE 2 | CONIFER | 3 | 2.5 | 1,751 | $349,990 |
| HOMESITE 41 | SEQUOIA | 3 | 3 | 1,681 | $349,990 |
| HOMESITE 5 | CONIFER | 3 | 2.5 | 1,751 | $349,990 |
| HOMESITE 6 | CONIFER | 3 | 2.5 | 1,751 | $354,990 |
| HOMESITE 43 | SEQUOIA | 3 | 3 | 1,681 | $354,990 |
| HOMESITE 1 | CONIFER | 3 | 2.5 | 1,751 | $359,990 |



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KERLEY FAMILY HOMES

## Community Site Map

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# Included Features

### Kitchen And Breakfast Areas

- 30” stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Pull-out brushed nickel kitchen faucet
- Garbage disposal
- Recessed refrigerator and ice maker hook-up
- Pantry closet with wire shelving

### Living Areas

- Premium vinyl flooring (per plan)
- Premium wall-to-wall carpet with 5 lb pad in bedrooms, upper floor, and stairs
- Sherwin Williams paint on interior walls with white ceilings and trim
- 3-1/4” baseboard on first and second floor
- 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)
- Primary bathroom includes standard tile shower with grab bars and framed shower doors
- Vinyl flooring

### Exterior Finishes

- Craftsman 4-lite fiberglass front door
- Full-lite glass exterior patio door
- Vinyl single hung windows
- 5” seamless gutters with downspouts
- Vinyl shutters (per plan, per elevation)
- James Hardie® siding
- Brick and/or stone accents (per elevation)
- 2 exterior outlets (per plan)
- Dog eared fence partition

### Quality Features

- LED flush lights (per plan)
- Smart tube w/outlet in family room and primary bedroom
- 2 television jacks – family room and primary bedroom
- 1 telephone jack
- 150 amp service
- Hardwired smoke detectors in every bedroom with battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- Stamped steel garage door
- Concrete front porches and driveways
- 50 gallon water heaters
- 3/4” tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 8 ft ceilings at first floor, 8 ft ceilings at second floor
- 25-year 3-tab asphalt shingles
- Pestban® in wall pest treatment system
- Window blinds

### Energy Package

- R-38 blown-in attic insulation in living areas
- R-13 wall insulation
- R-38 fiberglass batt insulation in vaulted living room ceilings
- 15-SEER high-efficiency HVAC 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 Association
- Certified Professional Home Builder

*Revised 10.24.2026



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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.

MOVEMENTMORTGAGE

**Theresa Garcia - Loan Officer**

NMLS# 205112

Direct: 770.330.3234

Email: theresa.garcia@movement.com

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SouthState

**Amy Buynoski - Loan Officer**

NMLS# 545254

Direct: 678.249.7457

Email: amy.buynoski@southstatebank.com

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Guild mortgage Team

**Pam Rios - Senior Loan Officer**

NMLS# 208089

Office: 678.231.1754

Email: pam.rios@guildmortgage.net



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