



## Springside Reserve

From the \$600's

### SALES CENTER

**404-247-9258**

Linda Brown  
Kimberly Smith

### LOCATION

**4760 Gaydon Road  
Powder Springs, GA 30127**

### Hours

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

### FIND MORE ONLINE



Call **404-247-9258** for more information

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

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## Welcome to Springside Reserve Modern Farmhouse Community in Cobb County

Say hello to Springside Reserve, our new community in Powder Springs, GA, featuring homes from our farmhouse collection series! If you love the warmth of farmhouse design with a modern twist, you'll feel right at home here.

### Modern Yet Timeless Farmhouse Style Homes

Our Cobb County homes for sale offer rustic appeal with classic farmhouse-style exteriors. Think **board and batten exteriors and inviting front porches**.

Inside, you'll find:

- **High ceilings and expansive windows that bring in tons of natural light**
- **Cozy fireplaces with marble surrounds**
- **Spacious kitchens with granite countertops and stainless steel appliances**

### A Quaint Community You'll Love Coming Home To

Owning a new home in Springside Reserve gives you the **quiet, suburban**

#### COMMUNITY HIGHLIGHTS

**Join Springside Reserve's  
VIP List**

**Beautiful Farmhouse Style  
Single Family Homes**

**3-5 bedroom floor plans**

**3 car garages available**

**Ranch plan and primary on  
the main plans**

**Near Silver Comet Trail**

**Easy access to the airport**

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## Base Pricing by Floor Plan

| Plan         | Elevations       | Beds | Baths | Sq Ft | Starting Price |
|--------------|------------------|------|-------|-------|----------------|
| ALEXANDER    | FH-1             | 4    | 3.5   | N/A   | \$635,900      |
|              |                  |      |       |       |                |
| BENJAMIN II  | FH-1, FH-2       | 4    | 3.5   | N/A   | \$654,900      |
|              |                  |      |       |       |                |
| HUNTINGTON   | FH-1, FH-2       | 4    | 3.5   | N/A   | \$652,900      |
|              |                  |      |       |       |                |
| MONROE       | FH-1, FH-2       | 4    | 2.5   | N/A   | \$599,900      |
|              |                  |      |       |       |                |
| PAYTON III   | FH-1, FH-2       | 3    | 2.5   | N/A   | \$649,900      |
|              |                  |      |       |       |                |
| REYNOLD      | FH-1, FH-2, FH-3 | 5    | 4     | N/A   | \$647,900      |
|              |                  |      |       |       |                |
| RICHARD II   | FH-1, FH-2, FH-3 | 5    | 4     | N/A   | \$689,900      |
|              |                  |      |       |       |                |
| SOMERSET III | FH-1, FH-2       | 5    | 4     | N/A   | \$674,900      |

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

- 42" stained wall cabinets with cabinet crown molding
- Cabinet hardware
- Granite countertops and 50/50 under mount stainless steel sink
- Tile backsplash
- 1/3 horsepower garbage disposal
- Pantry closet with 4 rows wire shelving
- Stainless steel appliances – built in double oven, micro/vent hood, cooktop, and dishwasher
- Designer black kitchen faucet
- Recessed refrigerator ice maker hook-up
- LED flush mount lights (per plan)
- Pendant lights over the kitchen island (per plan)
- Full-lite exterior patio door

### Living Areas

- 42" fireplace with marble surround
- Choice of premium wall-to-wall carpet w/5lb. pad
- Sherwin Williams paint on interior walls with smooth ceiling
- 5-1/4" baseboard at 1st and 2nd floor
- 5" pre-finished hardwood or laminated wood flooring whole 1st floor excluding bedrooms, laundry room and includes stained oak treads at stairs
- Dining room with coffered ceiling, shadow boxes and chair rail
- 1 piece crown molding at the 1st floor, Master bedroom and 2nd floor hall
- Open oak handrail with balusters and stained oak treads at stairs
- Built-in mud room lockers with hardware (per plan)

### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Tile shower with tile niche and tile surround at bathtub
- Tile flooring
- Designer black faucet fixtures
- Designer black towel bars, towel ring, tissue holder, and robe hook
- Raised height vanity
- Cabinet hardware
- Granite vanity countertops with rectangular undermount bowls
- Elongated toilet

### Secondary Bathrooms

- Steel tub with tile wall surround
- Tile flooring
- Designer black faucet fixtures
- Designer Black Towel bars, towel ring, tissue holder per plan
- Raised height vanities
- Cabinet Hardware
- Cultured Marble countertops with rectangular undermount bowls
- Elongated Toilet
- Pedestal sink in powder bath (per plan)

### Exterior Finishes

- Professional landscaping package
- Vinyl single hung bronze windows
- 5" seamless bronze gutters with downspouts
- Fiber cement siding
- Brick or stone per elevation
- Rear Deck /Patio (Sized per plan)
- 6 Panel Stained Wood front door with sidelights, and handleset (per plan)
- Black/Bronze Metal roofing (per plan)

### Quality Features

- 9 ft ceilings at the first floor, 8 ft ceilings at the second floor
- Designer farmhouse collection lighting package
- Smart tube with raised outlet in family room and primary suite
- 2 television jacks, family room, primary suite
- 1 telephone jack
- 200 amp service
- Ceiling fans - family room and primary suite
- Ceiling fans - braced and pre-wiring in secondary bedrooms
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hookup
- 2 car garage
- Carriage house steel garage door with hardware and opener
- Concrete front porches and driveways
- 50 gallon water heater
- 3/4" tongue and groove - screwed and glued down subfloor
- Fully engineered roof and floors
- GAF - 30 year Architectural shingles
- Pestban® in wall and exterior perimeter pest treatment system

### Energy Package

- R-38 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 and material warranty
- Two year systems warranty
- Ten year structural warranty
- Member of the Greater Atlanta Home Builders Assoc
- Certified Professional HomeBuilder

\*Revised 05.02.2025

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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)



**MOVEMENTMORTGAGE**

#### **Theresa Garcia - Loan Officer - Production Manager**

NMLS# 205112 | GA

Direct: 770.330.3234

Email: [theresa.garcia@movement.com](mailto:theresa.garcia@movement.com)

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