Springside Reserve

From the $600's

SALES CENTER

404-247-9258

Linda Brown

LOCATION

4676 Cooling Water Cir.
Powder Springs, GA 30127

Hours
Sunday: 1 pm - 6 pm
Monday: 1 pm - 6 pm
Tuesday: By appointment
Wednesday: By appointment

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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Welcome to Springside Reserve

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.

Features & Finishes: High ceilings and Expansive Windows for Natural Light, Cozy Fireplaces with Marble Surrounds, Spacious kitchens with granite countertops and stainless steel appliances, Elevated Primary Bedroom with Walk-In Closets, 3 Car Garages Available

A Quaint Community You'll Love

Owning a new home in Springside Reserve gives you the quiet, suburban lifestyle you've been looking for while still being close to beautiful outdoor spaces and local events in Powder Springs, GA.

Neighboring Landmarks

- Silver Comet Trail – Loved by walkers, runners, bikers, and hikers alike (9 Miles)
- Thurman Springs Park – A local hotspot for concerts and festivals (2.7 Miles)
- Historic Downtown Powder Springs – Seven Springs Museum, Powder Springs Park, the Towne Square and more (3 Miles)
- Seven Springs Water Park – The perfect family-friendly spot for cooling off during the warmer seasons (3 Miles)

Cobb County School District: Varner Elementary School, Tapp Middle School, McEschern High School

COMMUNITY HIGHLIGHTS

Request Community Information

Executive Series Floor Plans – Farmhouse Style

3 to 5 Bedroom Floor Plans

3 Car Garages Available

Primary on Main Options

Final Opportunities

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Hours

Sunday: 1 pm - 6 pm

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Tuesday: By appointment

Wednesday: By appointment

Thursday: 11 am - 6 pm

Friday: 11 am - 6 pm

Saturday: 11 am - 6 pm

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KERLEY FAMILY HOMES

Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ALEXANDER	FH-1	4	3.5	3,226	$635,900
BENJAMIN II	FH-1, FH-2	4	3.5	3,248	$654,900
HUNTINGTON	FH-1, FH-2	4	3.5	2,905	$652,900
MONROE	FH-1, FH-2	4	2.5	2,588	$599,900
PAYTON III	FH-1, FH-2	3	2.5	3,155	$649,900
REYNOLD	FH-1, FH-2, FH-3	5	4	3,271	$647,900
RICHARD II	FH-1, FH-2, FH-3	5	4	3,963	$689,900
SOMERSET III	FH-1, FH-2	5	4	3,480	$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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KFH REALTY

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Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 21	REYNOLD	4	4	3,271	$674,990
HOMESITE 34	RICHARD II	5	4	3,963	$699,900

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KERLEY FAMILY HOMES

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 the1st 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
- Tileflooring
- 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 10.16.2026

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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

SouthState

Amy Buynoski - Loan Officer

NMLS# 545254

Direct: 678.249.7457

Email: amy.buynoski@southstatebank.com

Guild mortgage Team

Matt Reyes - Branch Manager

NMLS# 1336339

Office: 770.856.5338

Email: matt.reyes@guildmortgage.net

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