



## Sweetlake Grove

From the \$400's

### SALES CENTER

**404-960-1555**

Christy Karoffa  
Joni Gober

### LOCATION

**4678 Glore Road SW  
Mableton, GA 30126**

### FIND MORE ONLINE



Call **404-960-1555** for more information

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

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## COMMUNITY HIGHLIGHTS

[Request Community Information](#)

**Bungalow Series Floor Plans**

**Only 24 Lots Available**

**Final Opportunities**

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## Welcome to Sweetlake Grove

Tucked away near the East-West Connector, Sweetlake Grove offers the best of both worlds—easy access to major roads for commuting and a peaceful, suburban feel. Whether you're heading to downtown Atlanta, Marietta, or just running errands, everything you need is within reach.

**Bungalow Series Features and Finishes:** Craftsman-Style Homes, 1 and 2-Story Floor Plans, 3 and 4-Bedroom Floor Plans, Spacious Kitchens with Granite Countertops, Oversized Primary Bedrooms with Walk-In Closets, Covered Front Porches with Covered Patios Available, 2 Car Garages

### Amazing Location Near Green Spaces and Family-Friendly Fun

Silver Comet Trail (Concord Road Trailhead) – Perfect for biking and jogging (16 Miles)

Mable House Barnes Amphitheater – Local live entertainment (2 Miles)

Dogwood Golf Club – A beautiful semi-private course just a short drive away (4 Miles)

Six Flags Over Georgia – Family fun and thrilling rides (6 Miles)

### Cobb County School District

Mableton Elementary School

Floyd Middle School

South Cobb High School

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB, CC	4	2.5	2,269	\$449,900
LINDEN	AA, BB, CC	3	2.5	2,032	\$449,900
MULBERRY	AA, BB, CC	4	2.5	2,225	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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## Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 2	LINDEN	4	2.5	2,032	\$479,990

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## Community Site Map



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## Included Features

### Kitchen And Breakfast Areas

- 30" stained wall cabinets
- Granite countertops
- 50/50 under mount stainless steel 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)
- Vinyl Flooring

### Exterior Finishes

- 6-panel 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)

### 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 bedrooms 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 04.02.2026

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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.



#### **Theresa Garcia - Loan Officer**

NMLS# 205112 | GA

Direct: 770.330.3234

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



#### **Amy Buynoski - Loan Officer**

NMLS# 545254

Direct: 678.249.7457

Email: [amy.buynoski@southstatebank.com](mailto:amy.buynoski@southstatebank.com)



#### **Kim Arrington - Manager, Diversity and Inclusion in Lending**

NMLS# 218594

Direct: 678.644.6945

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