KERLEY FAMILY HOMES

Sweetlake Grove

From the $400's

SALES CENTER

404-960-1555

Christy Karoffa
Joni Gober

LOCATION

4690 Glore Road SW
Mableton, GA 30126

Hours
By appointment only

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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KFH REALTY

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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
LINDEN	AA, BB, CC	4	2.5	2,032	$449,900

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 2	LINDEN	4	2.5	2,032	$464,990

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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 10.19.2026

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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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