



# The Overlook at Factory Shoals

From the Mid \$400's

SALES CENTER

**404-980-3071**

Tammie Williams  
Monikia Mason

LOCATION

**6429 Factory Shoals Road SW  
Mableton, GA 30126**

FIND MORE ONLINE



Call **404-980-3071** for more information

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

\*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-07-06



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## Welcome to The Overlook at Factory Shoals

### Now Selling in Mableton, GA: The Overlook at Factory Shoals

We're excited to introduce **The Overlook at Factory Shoals**, a peaceful cul-de-sac community with only **19 single-family homes** in Mableton, GA! Featuring our elegant Georgian Series, these new homes are perfect for anyone seeking a **quiet, comfortable lifestyle** with easy access to all that Mableton and Atlanta have to offer. Starting in the mid \$400s, The Overlook at Factory Shoals is an excellent opportunity for homebuyers looking for a comfortable suburban lifestyle.

### Elegant and Functional Home Features

Our new homes in Mableton, GA, offer stylish and functional spaces perfect for families of all sizes. With beautifully designed floor plans and high-quality features, these homes provide the comfort and convenience you need for everyday life.

- 3 and 4-bedroom single-family homes
- **Spacious primary bedrooms & bathrooms** for ultimate comfort
- **Open-concept living areas**
- **Beautiful kitchens** with stylish finishes
- **Two-car garages**

### A Fantastic Location Close to Everything You Need

Call **404-980-3071** for more information

#### COMMUNITY HIGHLIGHTS

##### [Request Community Information](#)

**Georgian Series Floor Plans**

**Beautiful Farmhouse Style**

**Single Family Homes in Mableton, GA**

**Only 19 Homes Available**

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# Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
AXLEY	FACTORY SHOALS - FH-1	4	2.5	N/A	\$469,900
CHATSWORTH	FH-1, FH-2	4	2.5	N/A	\$484,900
MAGNOLIA	FACTORY SHOALS - FH-1	4	2.5	N/A	\$485,900

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	MAGNOLIA	4	2.5	2,209	\$489,900

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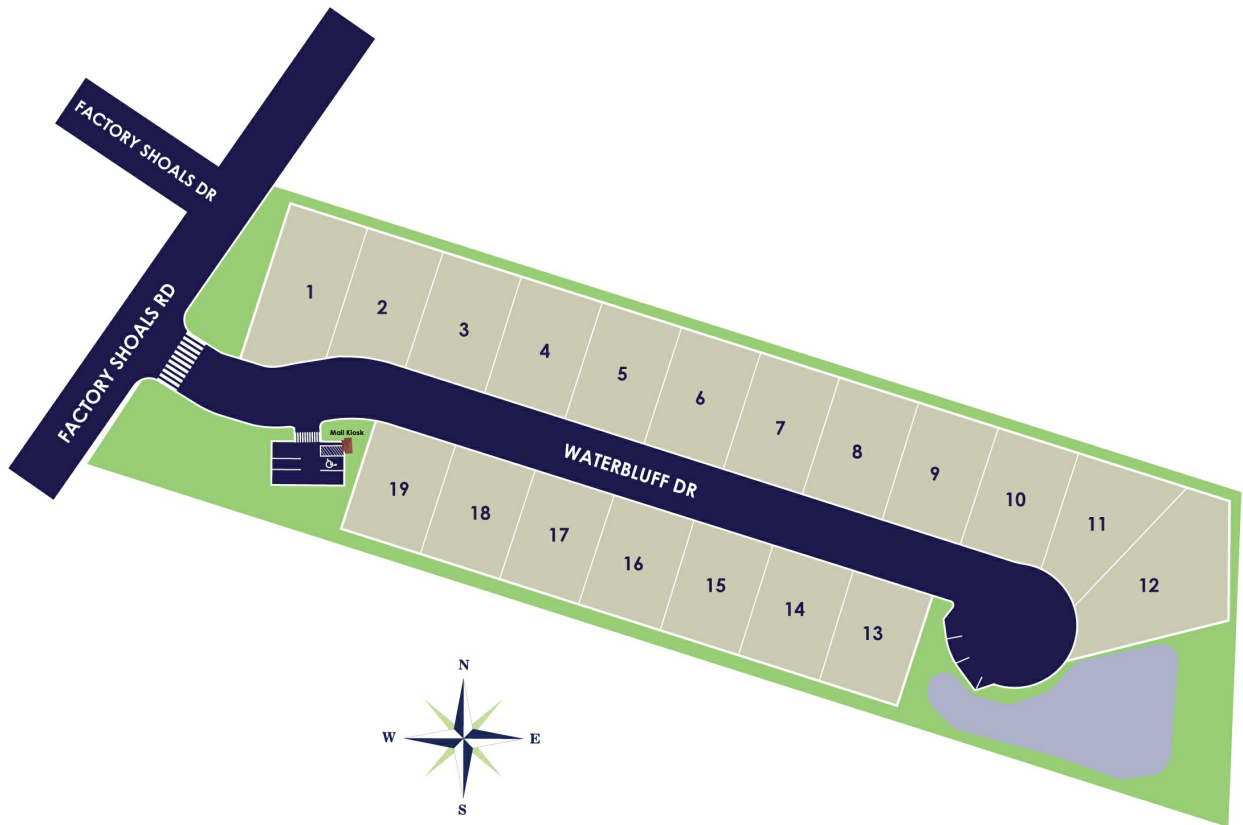
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## Community Site Map



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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



**MOVEMENTMORTGAGE**

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

NMLS# 205112 | GA

Direct: 770.330.3234

Email: theresa.garcia@movement.com

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