



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

*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 2025-07-10



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Welcome to The Overlook at Factory Shoals

Farmhouse Style Living in Mableton, GA

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.

Features and Finishes

- 3 and 4-Bedroom Floor Plans
- Spacious Kitchens with Granite Countertops and Stainless-Steel Appliances
- Covered Outside Living Spaces
- Elegant Primary Bedrooms with Walk-In Closets
- 2 Car Garages

COMMUNITY HIGHLIGHTS

**Request Community
Information**

**Georgian Series Floor Plans
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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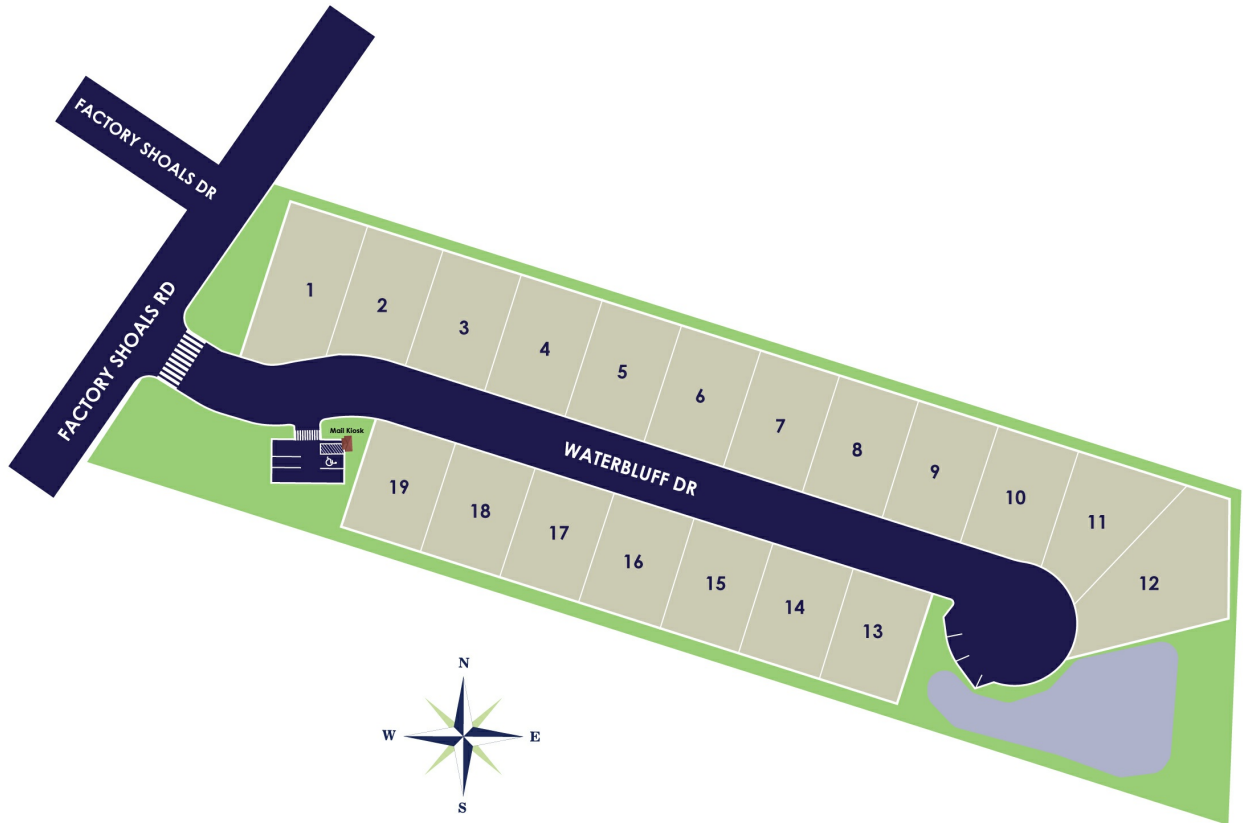
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Community Site Map



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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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