



# The Overlook at Factory Shoals

From the Mid \$400's

## SALES CENTER

**404-980-3071**

Ritha McMeans  
Pamela Williams

## LOCATION

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

### Hours

**Tuesday-Saturday: 11am-6pm**

**Sunday-Monday: 1pm-6pm**

## 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 2025-12-13



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## Welcome to 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.

**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

### A Fantastic Location Close to Everything You Need

The Overlook at Factory Shoals is close to everything you need, including local parks, dining, and family-friendly fun.

Heritage Park – scenic walking trails & nature views (14 Miles)

Mable House – historic venue for concerts & events (2.5 Miles)

Six Flags® Over Georgia – thrilling rides & family fun (3 Miles)

Truist Park & The Battery – Baseball games, dining, and shopping (12 Miles)

Quick access to downtown Atlanta for work or entertainment

**Cobb County School District:** Bryant Elementary School, Lindley Middle School, Pebblebrook High School, Whitefield Academy and The SAE School

### 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 |
|------------|-----------------------|------|-------|-------|
| AXLEY      | FH-1 - FACTORY SHOALS | 4    | 2.5   | 2,088 |
|            |                       |      |       |       |
| CHATSWORTH | FH-1, FH-2            | 4    | 3     | 2,219 |
|            |                       |      |       |       |
| MAGNOLIA   | FH-1 - FACTORY SHOALS | 4    | 2.5   | 2,209 |

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.

## Available Homes

| Homesite    | Plan       | Beds | Baths | Sq Ft | Price     |
|-------------|------------|------|-------|-------|-----------|
| HOMESITE 6  | AXLEY      | 4    | 2.5   | 2,088 | \$484,209 |
| HOMESITE 18 | AXLEY      | 4    | 2.5   | 2,088 | \$484,990 |
| HOMESITE 16 | CHATSWORTH | 4    | 2.5   | 2,219 | \$501,060 |
| HOMESITE 5  | MAGNOLIA   | 4    | 2.5   | 2,209 | \$505,146 |
| HOMESITE 19 | CHATSWORTH | 4    | 2.5   | 2,088 | \$509,990 |

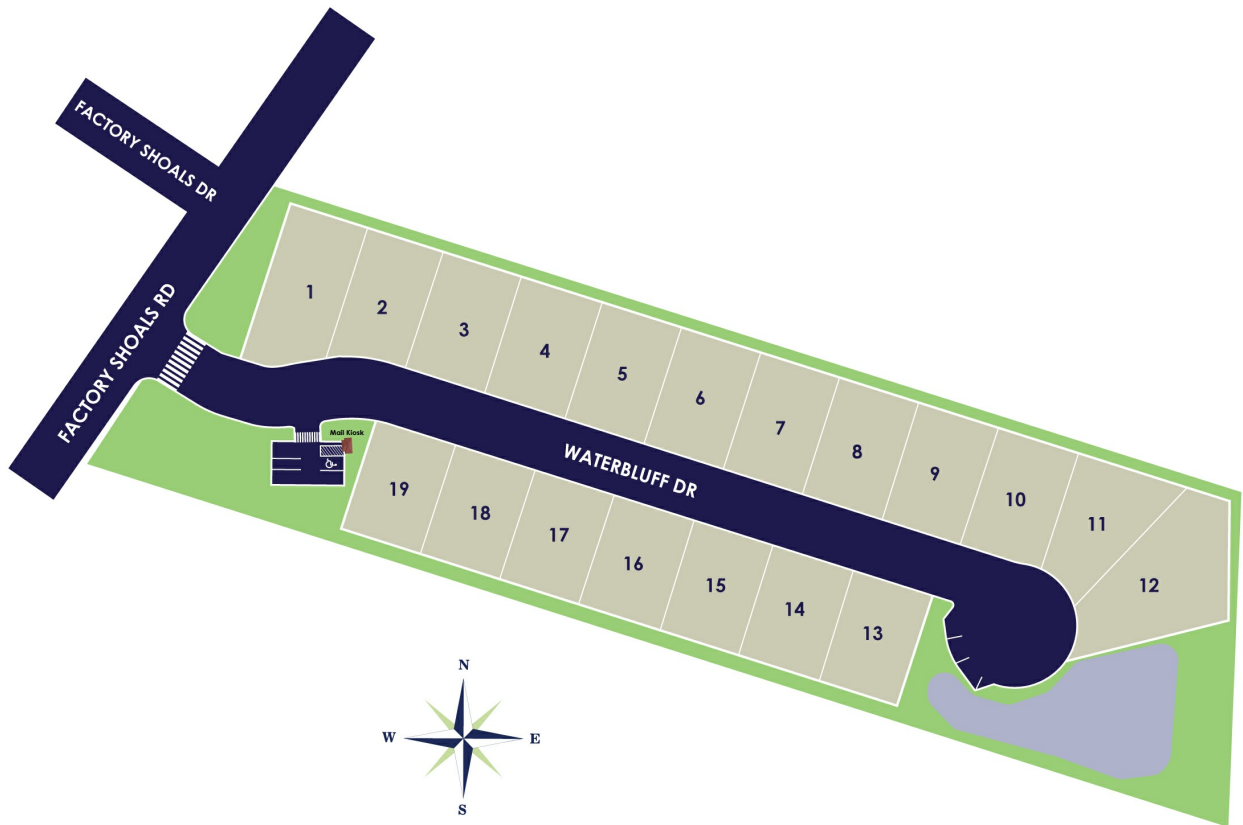
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## Community Site Map



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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](mailto:jill.bertolani@amerisbank.com)



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

NMLS# 205112 | GA

Direct: 770.330.3234

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

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