The Overlook at Factory Shoals

From the Mid $400's

SALES CENTER

404-980-3071

Ritha McMeans

LOCATION

6429 Factory Shoals Road SW
Mableton, GA 30126

Hours
Sunday: 1 pm - 6 pm
Monday: 1 pm - 6 pm
Tuesday: 11 am - 6 pm
Wednesday: 11 am - 6 pm

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 2026-10-29

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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: 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 Nee

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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404-980-3071

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Thursday: By appointment
Friday: By appointment
Saturday: 11 am - 6 pm

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KERLEY FAMILY HOMES

Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
AXLEY	FH-1 - FACTORY SHOALS	4	2.5	2,088	$469,900
CHATSWORTH	FH-1, FH-2	4	3	2,219	$484,900
MAGNOLIA	FH-1 - FACTORY SHOALS	4	2.5	2,209	$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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KFH REALTY

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Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 6	AXLEY	4	2.5	2,152	$449,900
HOMESITE 7	CHATSWORTH	4	2.5	2,301	$479,990
HOMESITE 15	MAGNOLIA	4	2.5	2,272	$499,990

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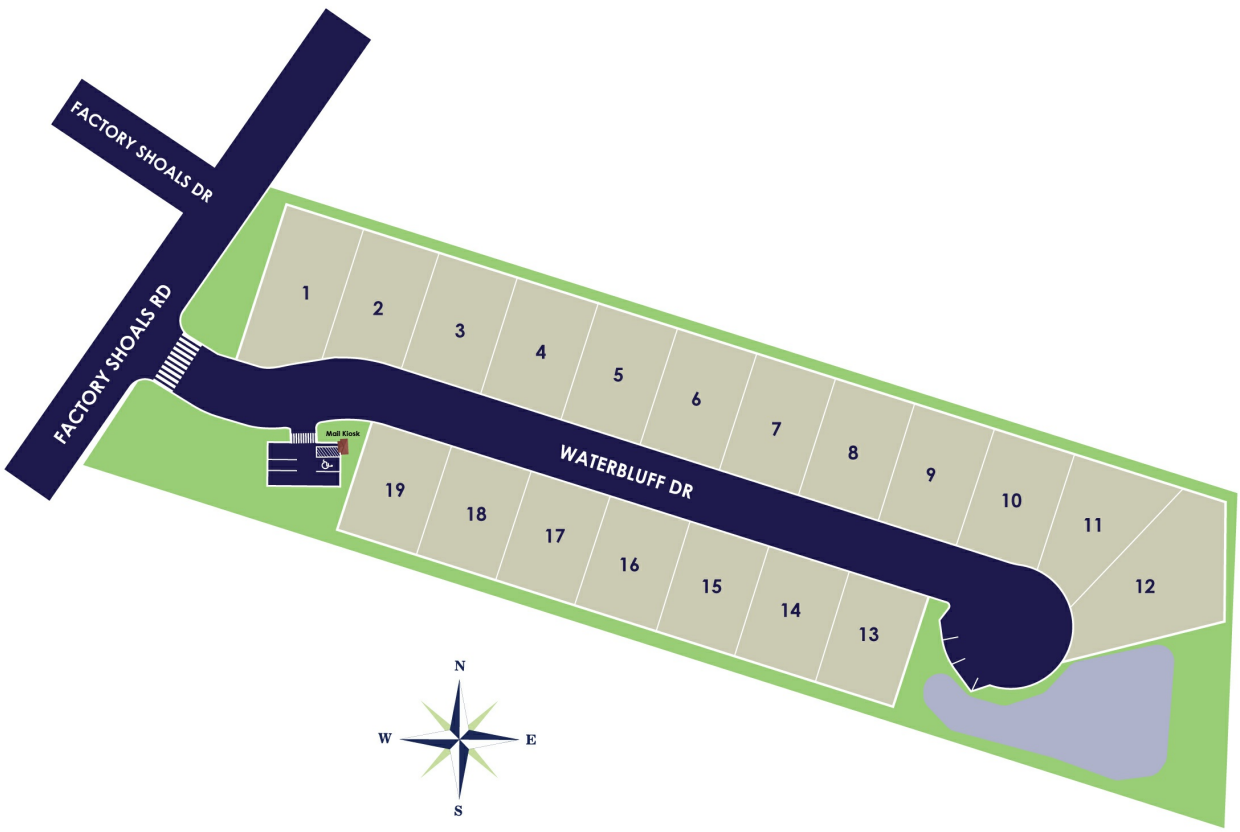
Community Site Map



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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.

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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