



# The Reserve at Chapel Hill Phase II

From the High \$300s

## SALES CENTER

**404-791-8491**

Shan Walker

## LOCATION

**3271 Brookmont Parkway  
Douglasville, GA 30135**

### Hours

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

**Saturday, Tuesday, & Wednesday: 11am - 6pm**

## FIND MORE ONLINE



Call **404-791-8491** for more information

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

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## Welcome to The Reserve at Chapel Hill Phase II

## Elegant Homes and Everyday Comfort, all in Douglasville, GA

Come home to The Reserve at Chapel Hill Phase II, where thoughtfully designed homes meet family-friendly amenities in the heart of Douglasville. With spacious floor plans, elegant finishes, and a community pool and clubhouse, it's the perfect place to gather, relax, and call home.

### Features and Finishes

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

### COMMUNITY HIGHLIGHTS

#### **Request Community Information**

**Georgian and Bungalow  
Series Floor Plans**

**3 and 4 Bedrooms**

**Covered Porches, Patios  
and Decks**

**Swimming Pool and  
Clubhouse Community**

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB	4	2.5	N/A	\$385,900
AXLEY	AA, BB, CC, DD, EE, FH-1	4	2.5	N/A	\$399,900
CAMBRIDGE II	BB, CC, FH-1	3	3	N/A	\$434,900
CEDAR	AA, BB, CC	3	3	N/A	\$402,900
CHATSWORTH	AA, BB, CC, FH-1, FH-2	4	2.5	N/A	\$419,900
JUNIPER	AA, BB, CC	4	2.5	N/A	\$385,900
MAGNOLIA	AA, BB, CC, DD, FH-1	4	2.5	N/A	\$422,900
MULBERRY	AA, BB, CC	4	2.5	N/A	\$383,900
SPRUCE	AA, BB, CC	4	2.5	N/A	\$379,900

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 30	MULBERRY	4	2.5	N/A	\$387,900

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## Community Site Map



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## Bungalow Series

### Spacious Kitchens

- 30" stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Designer single handle brushed nickel finish kitchen faucet with pullout sprayer
- Garbage disposal
- Pantry closet with wire shelving
- Appliances - range, microwave, dishwasher, refrigerator, washer and dryer
- Recessed refrigerator ice maker hook-up
- Full-lite exterior patio door

### Living Areas

- Choice of premium vinyl flooring (per plan)
- Choice of premium wall-to-wall carpet with 5 lb. padding on stairs and bedrooms
- Sherwin Williams paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- 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 front door
- Vinyl single hung windows
- 5" seamless gutters with down spouts (at front, per plan)
- Vinyl shutters (per plan, per elevation)
- Fiber cement siding
- Brick and stone (per elevation)
- Rear patio sized (per plan)
- 2 exterior outlets (per plan)

### Quality Features

- Designer Bungalow Series lighting package
- LED flush lights (per plan)
- Smart tube with raised outlet in family room and primary suite
- 2 television jacks - family room, primary suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors in every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- 2 car garage
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt roof shingle
- Pestban® in wall pest treatment system
- Window blinds

### Energy Package

- R-30 insulation blown in attic of living areas

- R-13 wall insulation
- R-30 fiberglass batt insulation in vaulted living areas
- 15-SEER heating and air conditioning 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 and material warranty
- Two year systems warranty
- Ten year structural warranty
- Member of the Greater Atlanta Home Builders Assoc.
- Certified Professional Home Builder

\*Revised 07.13.2025

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# The Reserve at Chapel Hill Phase II

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## Georgian Series

### Spacious Kitchens

- 36" stained wall cabinets with 2" cabinet crown molding
- Granite countertops - with 50/50 stainless steel undermount sink
- 1/3 Horsepower garbage disposal
- Pantry closet with 4 rows wire shelving
- Stainless appliances - range, microwave, and dishwasher
- LED flush mount lights (per plan)
- Cabinet hardware
- Designer single handle brushed nickel finish kitchen faucet with pullout sprayer
- Recessed refrigerator ice maker hook-up
- Exterior patio door

### Living Areas

- Choice of premium wall-to-wall carpet w/5 lb. pad in family room, dining room, stairs, and bedrooms.
- Sherwin Williams paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- Laminate plank flooring at foyer, entry
- Chair rail with shadow boxes (per plan)

### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Separate tub and fiberglass shower (per plan)
- Tile tub surround
- Vinyl flooring
- Cabinet hardware
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bar, towel ring, tissue holder, and robe hook
- Raised height vanities
- Cultured marble vanity countertops
- Elongated toilet

### Secondary Bathrooms

- Fiberglass tub/shower combo
- Vinyl flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bar, towel ring, and tissue holder
- Raised height vanities
- Cultured marble vanity countertops
- Elongated toilet
- Pedestal sink and decorative oval mirror in powder room (per plan)

### Exterior Finishes

- Professional landscaping package
- Vinyl single hung windows
- 5" seamless gutters with down spouts
- Panel shutters
- Fiber cement siding
- Brick or stone (per elevation)
- Rear deck/patio (size may vary per plan, per lot)
- 6-panel front door

### Quality Features

- 9 ft ceilings at 1st floor, 8 ft ceilings at 2nd floor
- Designer Georgian Series lighting package
- Smart Tube with raised outlet in family room, and primary suite
- 2 television jacks - family room, and primary suite
- 1 telephone jacks

- 150 amp service
- Ceiling fans in family room, and primary suite
- Ceiling fans braced and prewired in secondary bedrooms
- Hardwired smoke detectors in every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- 2 car garage
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
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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)



**MOVEMENTMORTGAGE**

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

NMLS# 205112 | GA

Direct: 770.330.3234

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

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