KERLEY FAMILY HOMES



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: 1 pm - 6 pm
Monday: 1 pm - 6 pm
Tuesday: 11 am - 6 pm
Wednesday: 11 am - 6 pm
Thursday: By appointment
Friday: By appointment

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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KFH REALTY

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Welcome to The Reserve at Chapel Hill Phase II

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, Covered Outside Living Spaces, Elegant Primary Bedrooms with Walk-In Closets, Primary Suite & Secondary Bedroom on Main Options Available, Basement Options Available and, 2 Car Garages.

Family-Friendly Amenities:

- Swimming Pool
- Community Clubhouse
- Tennis Court

Attractions and Family Fun Nearby

In addition to private and serene living, these family attractions are only minutes from your new home: Arbor Place Mall (5 Miles), Deer Lick Park (3 Miles), Sweetwater Creek State Park (7 Miles), Six Flags Over Georgia (14 Miles)

Douglas County School District: Mount Carmel Elementary School, Chesnut Log Middle School, New Manchester High School

COMMUNITY HIGHLIGHTS

Request Community Information

Georgian and Bungalow Series Floor Plans

3 and 4 Bedrooms

Covered Porches, Patios and Decks

Swimming Pool, Tennis Court, and Clubhouse Community

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB, CC	4	2.5	2,269	$385,900
AXLEY	AA, BB, CC, DD, EE, FH-1	4	2.5	2,088	$399,900
CEDAR	AA, BB, CC	4	3	2,351	$402,900
CHATSWORTH	AA, BB, CC, FH-1, FH-2	4	3	2,219	$419,900
JUNIPER	AA, BB, CC	4	2.5	2,323	$385,900
MAGNOLIA	AA, BB, CC, DD, FH-1	4	2.5	2,209	$422,900
MULBERRY	AA, BB, CC	4	2.5	2,225	$383,900
SPRUCE	AA, BB, CC	4	2.5	2,100	$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	JUNIPER	4	2.5	N/A	$382,990
HOMESITE 39	CHATSWORTH	4	2.5	2,301	$475,990

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Community Site Map



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Included Features - Bungalow Series

Kitchen And Breakfast Areas

- 30” stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Pull-out brushed nickel kitchen faucet
- Garbage disposal
- Recessed refrigerator and ice maker hook-up
- Pantry closet with wire shelving

Living Areas

- Premium vinyl flooring (per plan)
- Premium wall-to-wall carpet with 5 lb. padding in bedrooms, upper floor, and stairs
- Sherwin Williams paint on interior walls with white ceilings and trim
- 3-1/4” baseboard on first and second floor
- 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
- Full-lite glass exterior patio door
- Vinyl single hung windows
- 5” seamless gutters with downspouts
- Vinyl shutters (per plan, per elevation)
- James Hardie® siding
- Brick and/or stone accents (per elevation)
- 2 exterior outlets (per plan)

Quality Features

- LED flush lights (per plan)
- Smart tube with outlet in family room and primary bedroom
- 2 television jacks – family room and primary bedroom
- 1 telephone jack
- 150 amp service
- Hardwired smoke detectors in every bedroom with battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- Stamped steel garage door
- Concrete front porches and driveways
- 50 gallon water heaters
- 3/4” tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 8 ft ceilings at first floor, 8 ft ceilings at second floor
- 25-year 3-tab asphalt shingles
- Pestban® in wall pest treatment system
- Window blinds

Energy Package

- R-38 blown-in attic insulation in living areas
- R-13 wall insulation
- R-38 fiberglass batt insulation in vaulted living room ceilings
- 15-SEER high-efficiency HVAC 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 Association
- Certified Professional Home Builder

*Revised 11.04.2026

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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
- 3 Tab - 25 year asphalt Roof Shingle
- Pestban® in wall pest treatment system

Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 Fiberglas Batt insulation in vaulted living areas
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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

Kim Arrington - Community Lending Manager

NMLS# 218594

Office:678.439.6712

Email: kim.arrington@guildmortgage.net

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