



## The View at Groover's Lake

From the Mid \$300's

SALES CENTER

**470-399-7631**

Shan Walker

LOCATION

**2703 Jordan Lane  
Lithia Springs, GA 30122**

FIND MORE ONLINE



Call **470-399-7631** for more information

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

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## Welcome to The View at Groover's Lake

## Lakeside Living in Lithia Springs, GA

Welcome to The View at Groover's Lake! We are building our new open concept floor plans on a select 31 lots, many with lakeside views. These new plans coupled with waterfront views pair perfectly with covered patios for fun outdoor living. The View at Groover's Lake is offering three two story floor plans starting in the mid \$300s. These floorplans offer flexible and open concept living spaces, charming architectural details, high-end finishes, and family friendly layouts for gathering.

Inside you'll find:

- Up to 1,860 Square Feet
- 3 and 4 Bedrooms with Primary on Main Options
- Open Concept Living and Dining Areas
- Covered Decks and Patios
- Fireplaces
- Walk-In Pantries
- 2 Car Garages
- Optional Flex Spaces for Home Offices, Media Rooms and/or

### COMMUNITY HIGHLIGHTS

#### **Request Community Information**

Bungalow Series Floor Plans

**Only 31 Single Family Lots**

3 and 4 Bedroom Floor Plans

Covered Deck and Patio Options

Near Sweetwater Creek State Park and Easy Access to I-20

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
BAYBERRY - SINGLE FAMILY	AA, BB, CC	3	2.5	N/A	\$364,900
REDBUD - SINGLE FAMILY	AA, BB, CC	4	2.5	N/A	\$364,900
WISTERIA - SINGLE FAMILY	AA, BB, CC	4	2.5	N/A	\$364,900

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 113		4	2.5	N/A	\$364,900
HOMESITE 118		3	2.5	N/A	\$387,811
HOMESITE 120		4	2.5	N/A	\$391,500

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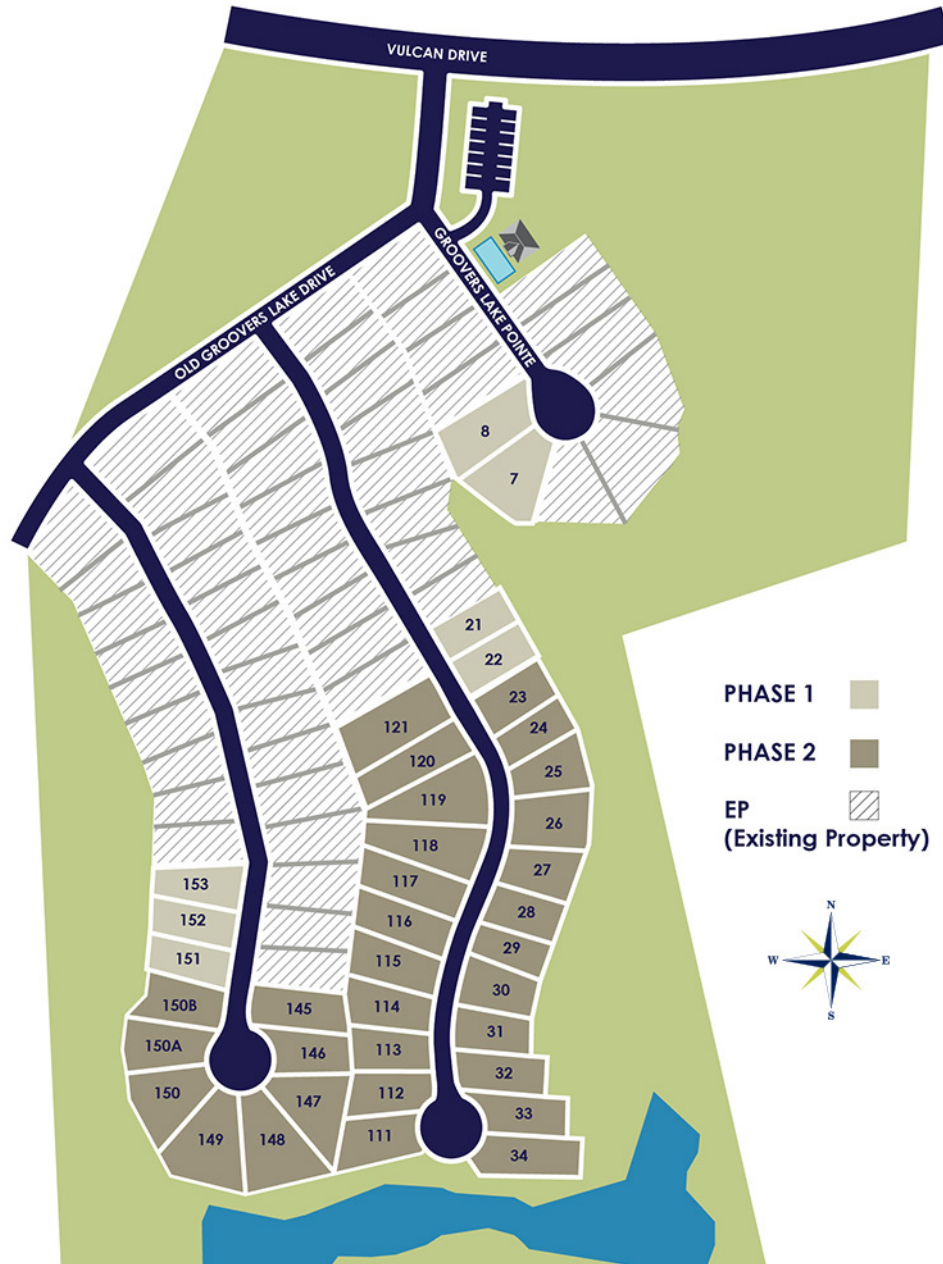
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## Community Site Map



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## Standard Features

### 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

### 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 \*excludes garage
- 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, & Tissue holder (per plan)
- Vinyl Flooring

### Exterior Finishes

- 6 Panel Front Door
- Full Light Fiberglass patio door
- Vinyl single hung windows
- 5" seamless gutters with down spouts (per plan)
- Vinyl shutters (per plan, per elevation)
- Fiber cement siding
- Brick and Stone (per elevation)
- 2 exterior outlets (per plan)

### Quality Features

- LED Flush Lights (per plan)
- Smart Tube with raised outlet in Family Room & Owners Suite
- 2 television jacks - Family Room, Owners Suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- 9' Ceilings 1 st floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt Roof Shingle
- Pestban® in wall pest treatment system
- Window Blinds

### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-38 Fiberglas 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 & material warranty
- --Two year Systems warranty
- --Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Association
- Certified Professional Home Builder

\*Revised 06.16.2025

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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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