KERLEY FAMILY HOMES



The View at Groover's Lake

From the Mid $300's

SALES CENTER

470-399-7631

Monikia Mason

LOCATION

2673 Jordan Lane
Lithia Springs, GA 30122

Hours
Sunday: 1 pm - Dusk
Monday: 1 pm - Dusk
Tuesday: By Appointment
Wednesday: By Appointment
Thursday: 11 am - Dusk
Friday: 11 am - Dusk
Saturday: 11 am - Dusk

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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KFH REALTY

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Welcome to The View at Groover's Lake

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. The View at Groover’s Lake is offering three two story floor plans starting in the mid $300s.

Features and Finishes: Spacious Kitchens with Granite Countertops, 3 and 4 Bedrooms with Primary on Main Options, Optional Flex Spaces for Home Offices, 2 Car Garages, Covered Decks, Patios, and Basement Lots Available

Family-Friendly Community Amenities: Swimming Pool and Pavilion, Tennis Courts, Playground, Walking paths and Common Areas

A Prime Location in Douglas County With the Best of Both Worlds: Sweetwater Creek State Park (4 miles), Lithia Springs Park with youth sports and recreation (2 miles), Arbor Place Mall (8 miles), Historic Downtown Douglasville (6 miles), Local Restaurants, Shopping, and Entertainment

Douglas County School District: Lithia Springs Elementary School, Turner Middle School, Lithia Springs High School

COMMUNITY HIGHLIGHTS

Request Community Information

Bungalow Series Floor Plans

Only 31 Single Family Lots

Pool, Pavillion, Tennis Courts and Playground

Basements and Covered Decks Available

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	1,829	$363,900
BRADLEY	AA - GROOVER'S LAKE, BB - GROOVER'S LAKE, CC - GROOVER'S LAKE	3	2.5	2,181	$379,900
REDBUD - SINGLE FAMILY	AA, BB, CC	3	2.5	1,912	$365,900
WISTERIA - SINGLE FAMILY	AA, BB, CC	3	2.5	1,912	$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 116	REDBUD – SINGLE FAMILY	3	2.5	N/A	$383,470
HOMESITE 24 - BASEMENT	REDBUD – SINGLE FAMILY	3	2.5	1,912	$394,990
HOMESITE 23 - BASEMENT	BAYBERRY – SINGLE FAMILY	3	2.5	1,829	$394,990

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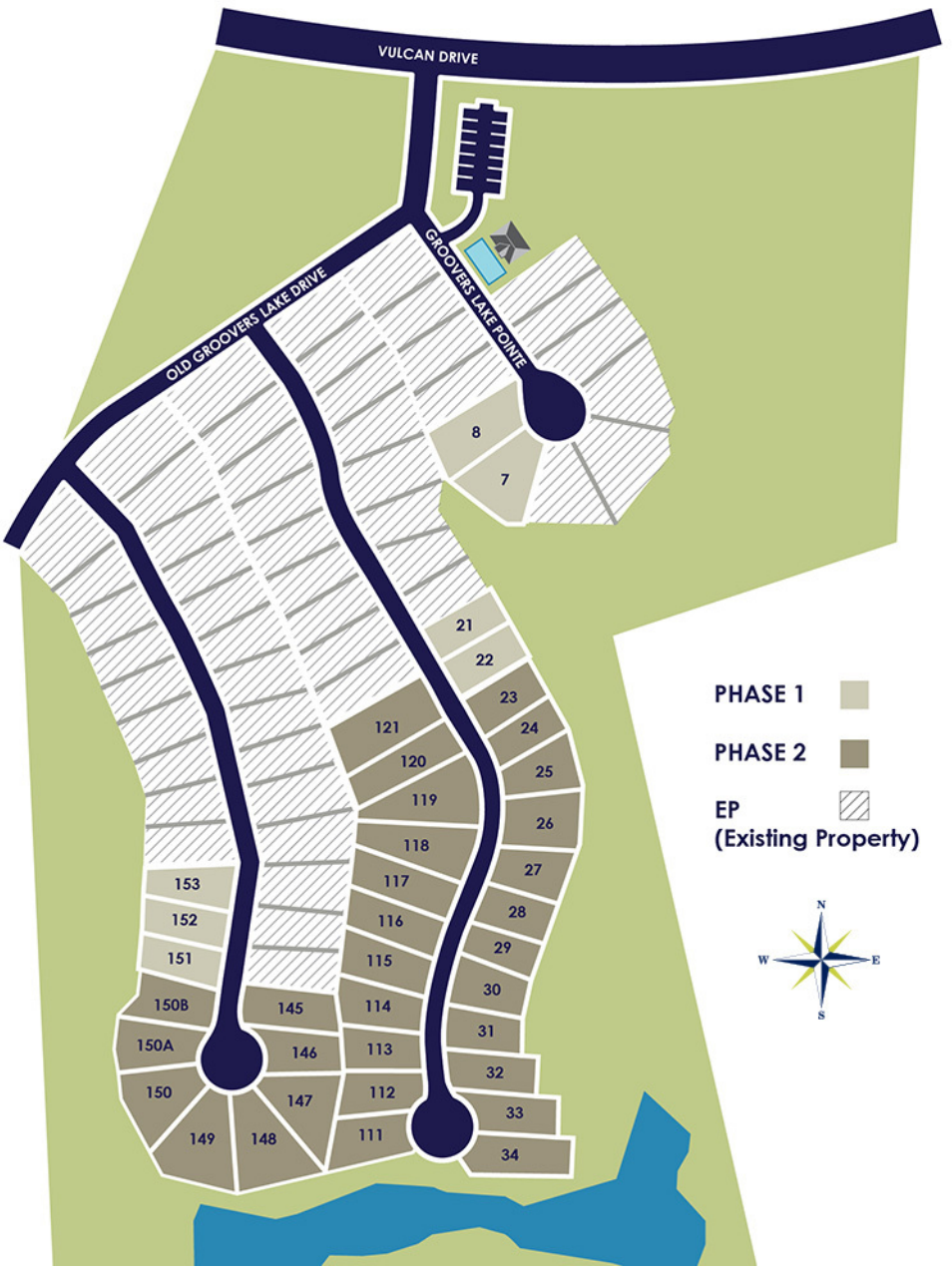
Community Site Map



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Included Features

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, & tissue holder (per plan)
- Vinyl flooring

Exterior Finishes

- 6-panel fiberglass front door
- Full-lite glass exterior patio door
- Vinyl single hung windows
- 5” seamless gutters with downspouts (per plan)
- 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 w/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
- 9 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 insulation blown in attic in living areas
- R-13 wall insulation
- R-38 Fiberglas 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 & material warranty
- --Two year Systems warranty
- --Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Association
- Certified Professional Home Builder

*Revised 11.25.2026

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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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