



## Village Green

From the High \$200's

### SALES CENTER

**404-960-1555**

Christy Karoffa  
Joni Gober

### LOCATION

**103 Village Green Drive NE  
Adairsville, GA 30103**

Hours  
Sign up for VIP List

### FIND MORE ONLINE



Call **404-960-1555** for more information

[KerleyFamilyHomes.com](https://www.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 2025-04-30



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## COMMUNITY HIGHLIGHTS

**Join Village Green's VIP List**  
**Beautiful Townhomes in**  
**Adairsville, GA**  
**Bungalow Series**

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## Welcome to Village Green

### Now Selling: New Townhomes for Sale in Adairsville, GA!

We're excited to introduce Village Green, a peaceful community of new townhouses for sale in Adairsville, GA! Featuring our cozy Bungalow Series, these new homes are perfect for anyone seeking a **quiet, comfortable lifestyle close to Downtown Adairsville**. Starting in the high \$200s, Village Green is an excellent opportunity for first-time homebuyers or anyone ready to fall in love with where they live.

### Why Choose Village Green in Adairsville, GA?

Village Green is perfect for anyone looking for a new home in an amazing location. And with our great price points and seasonal incentives, making the switch from renting to owning has never been easier. Here's what else you can look forward to when you own a new home in Village Green:

- **Community amenities** like a park and green spaces
- **Cul-de-sac homesites** for extra privacy
- Private garages
- Cozy **3-bedroom floor plans** with open living areas
- Relaxing porches and patios
- Huge primary suites with sitting rooms

### Fun Things to Do Nearby

At Kerley Family Homes, we're known for building excellent homes in excellent locations, and Village Green is no exception. Check out these local events and

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
CRAPE MYRTLE	A, B, C	3	2.5	N/A	\$275,900
OLEANDER	A, B, C	3	2.5	N/A	\$276,900

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 170	OLEANDER	3	2.5	1,568	\$289,050
HOMESITE 171	CRAPE MYRTLE	3	2.5	1,568	\$290,883
HOMESITE 169	OLEANDER	3	2.5	1,540	\$291,520
HOMESITE 168	CRAPE MYRTLE	3	2.5	1,568	\$294,059

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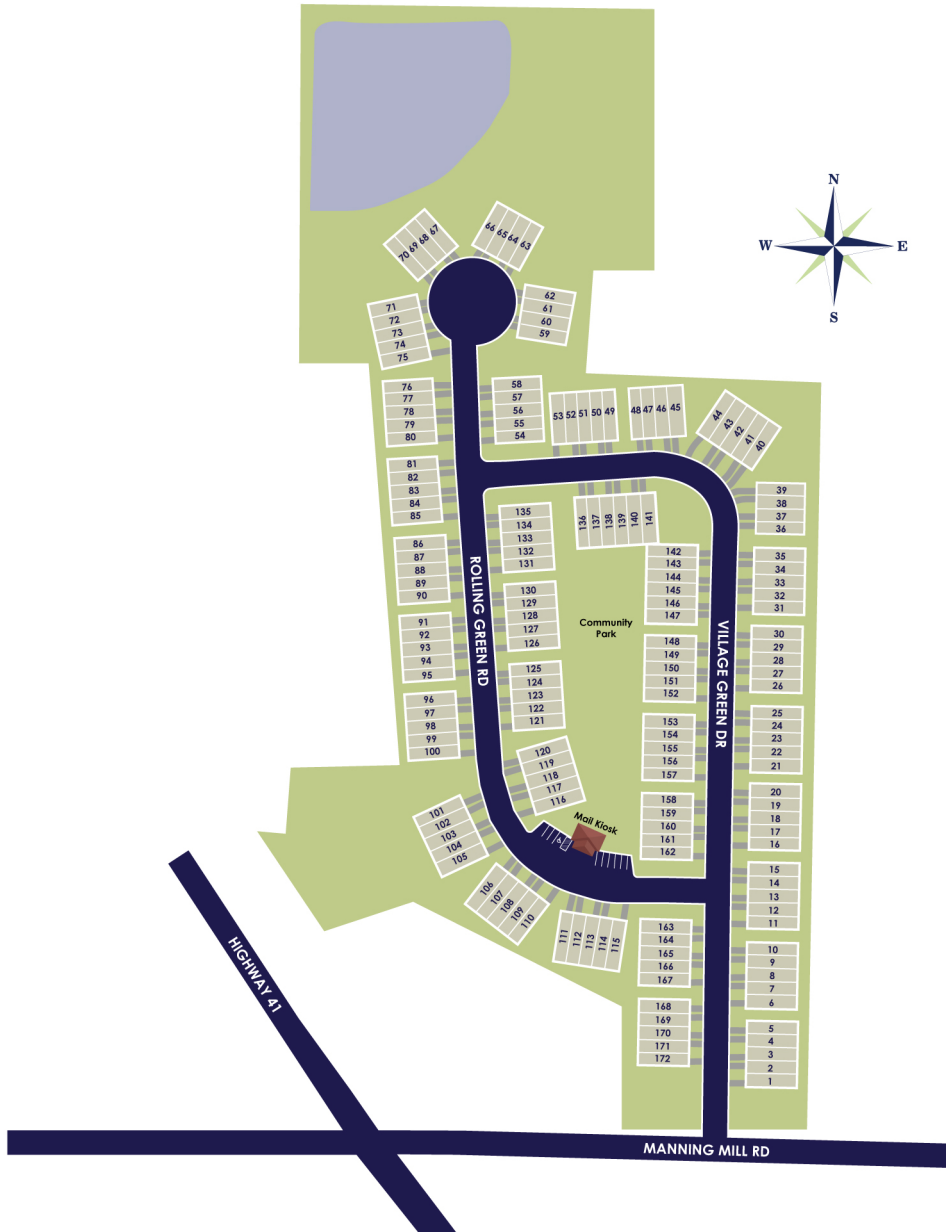


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## Community Site Map



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## 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
- 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, & Tissue holder (per plan)
- Vinyl Flooring

### Exterior Finishes

- 6 Panel Front 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 & Primary Suite
- 2 television jacks - Family Room, Primary 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
- 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 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 Assoc.
- Certified Professional Home Builder

\*Revised 04.30.2025

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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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