



# Village Green

From the Mid \$200's

## SALES CENTER

**404-966-2761**

Reyna Simoes  
Joni Gober

## LOCATION

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

### Hours

**Sunday and Monday: 1 pm - 6 pm  
Tuesday - Saturday: 11 am - 6 pm**

## FIND MORE ONLINE



Call **404-966-2761** for more information

[KerleyFamilyHomes.com](http://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 2026-05-02



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## COMMUNITY HIGHLIGHTS

**Request Community Information**

**Beautiful Townhomes in Adairsville, GA**

**Bungalow Series - Open Concept Floor Plans**

USDA Loan Eligible - No Down Payment for those who Qualify

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## Welcome to Village Green

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 in 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.

### Features and Finishes

3 Bedroom Floor Plans, Open- Concept Living Areas, Modern Kitchens with Granite Countertops, Large Covered Patio Available, Oversized Primary Bedrooms with Sitting Rooms

### Neighboring Landmarks

Barnsley Gardens (8 Miles), The Great Locomotive Chase Festival (2 Miles), Manning Mill Park (> 1 Mile), Downtown Cartersville (15 Miles), Rome Emperors Baseball Stadium(19 Miles)

### Bartow County School District

Adairsville Elementary School  
Adairsville Middle School  
Adairsville High School

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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	1,568	\$275,900
OLEANDER	A, B, C	3	2.5	1,568	\$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

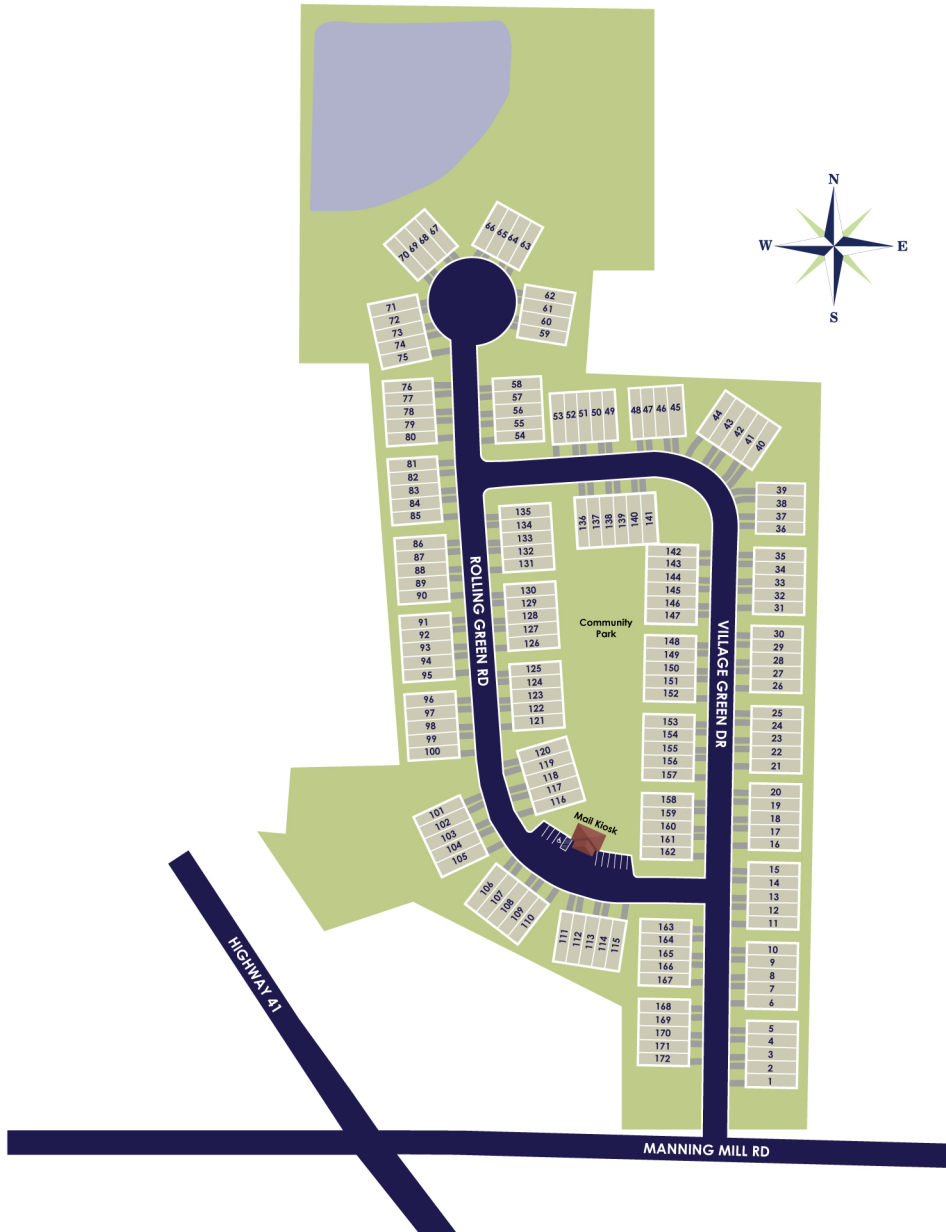
Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 170	OLEANDER	3	2.5	1,568	\$259,990
HOMESITE 171	CRAPE MYRTLE	3	2.5	1,568	\$259,990

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# Community Site Map



## Features

### Kitchen And Breakfast Areas

- 30" stained wall cabinets
- Granite and quartz countertops
- 50/50 stainless steel undermount sink
- Pull-out brushed nickel kitchen faucet
- Garbage disposal
- Pantry closet with wire shelving
- 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 pad 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
- 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 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
- 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 & material warranty
- Two year Systems warranty
- Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Association
- Certified Professional Home Builder

\*Revised 05.02.2026

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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.



#### **Theresa Garcia - Loan Officer**

NMLS# 205112 | GA

Direct: 770.330.3234

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



#### **Amy Buynoski - Loan Officer**

NMLS# 545254

Direct: 678.249.7457

Email: [amy.buynoski@southstatebank.com](mailto:amy.buynoski@southstatebank.com)



#### **Kim Arrington - Manager, Diversity and Inclusion in Lending**

NMLS# 218594

Direct: 678.644.6945

Email: [kim.arrington@academyteammgt.com](mailto:kim.arrington@academyteammgt.com)

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