



## Carter Grove

From the \$400's and \$600's

### SALES CENTER

**404-980-3084**

Darlene Benton  
Melanie Poston

### LOCATION

**8 Lakewood Court  
Cartersville, GA 30120**

### Hours

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

### FIND MORE ONLINE



Call **404-980-3084** for more information

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

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# Carter Grove

From the \$400's and \$600's

8 Lakewood Court Cartersville, GA 30120



## COMMUNITY HIGHLIGHTS

**Georgian Series homes  
from the \$400's**

**Executive Series homes  
from the \$600's**

**Swim, tennis, clubhouse,  
and playground amenities**

**See subdivisions for  
specific plans and homes**

**Current incentives  
available, contact an agent  
for details**

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## Welcome to Carter Grove

### Where Is the Best Neighborhood in Cartersville, GA?

Without bias, we would quickly vote for the neighborhood that has it all—even its own primary school right inside the community! Welcome to our new homes for sale in Cartersville, GA.

Step into a world where family, convenience, and exceptional design come together. At Carter Grove, we offer stunning 4, 5, and 6-bedroom homes in two beautiful series—the Georgian, starting from the \$400s, and the Executive, starting from the \$600s. With quiet, wooded lots and a strong sense of community, Carter Grove is more than just a neighborhood—it's a place to call home.

### What Do These Homes Offer Your Family?

At Kerley Family Homes, we pride ourselves on building homes where you can truly Come Home to Excellence. We design each home with upscale features and spacious, open layouts so your family has plenty of space with room to grow. Here's what you can expect in your new Carter Grove home:

- Daylight basement in every home
- Charming farmhouse styles available
- 2-story foyers and balcony options
- A family-oriented lifestyle

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ALEXANDER	AA, BB, CC, DD, EE, FH-1	4	3.5	N/A	\$684,900
AXLEY	AA, BB, CC, DD, EE, FH-1	4	2.5	N/A	\$479,900
BENJAMIN II	AA, BB, CC, FH-1	4	3.5	N/A	\$699,900
CHATSWORTH	AA, BB, CC, FH-1, FH-2, EE BRICK	4	2.5	N/A	\$504,900
HAMPTON		4	2.5	N/A	\$649,900
MAGNOLIA	AA, BB, CC, DD, EE, FF, FH-1	4	2.5	N/A	\$509,900
MONROE	AA, BB, CC, FH-1, FH-2	4	2.5	N/A	\$654,900
REYNOLD	AA, BB, CC, DD, EE, FF, GG, FH-1, FH-2	5	4	N/A	\$684,900
RICHARD II	AA, BB, CC, DD, FH-1	5	4	N/A	\$704,900

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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8 Lakewood Court Cartersville, GA 30120



## Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 1080 - BASEMENT	AXLEY	4	2.5	2,445	\$464,990
HOMESITE 1071 - BASEMENT	AXLEY	4	2.5	2,088	\$469,900
HOMESITE 1079 - BASEMENT	MAGNOLIA	4	2.5	2,210	\$469,900
HOMESITE 1070 - BASEMENT	MAGNOLIA	4	2.5	2,209	\$479,547
HOMESITE 1290 - BASEMENT	HAMPTON	4	2.5	2,218	\$549,900
HOMESITE 1289 - BASEMENT		4	2.5	2,315	\$569,900
HOMESITE 1286 - BASEMENT	ALEXANDER	4	3.5	3,278	\$624,900

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# Community Site Map



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## Georgian Series Features

### Georgian Series

#### Kitchen And Breakfast Areas

- 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 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 per plan
- 150 amp service
- Ceiling fans - 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 and 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 fiberglass 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 03.31.2025

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## Executive Series Features

### Kitchen And Breakfast Areas

- 42" stained wall cabinets with cabinet crown molding
- Cabinet hardware
- Granite countertops with 50/50 under mount stainless steel sink
- Tile backsplash
- 1/3 horsepower garbage disposal
- Pantry closet with 4 rows wire shelving
- Stainless steel appliances - built in double oven, micro/venthood, cooktop, and dishwasher
- Designer brushed nickel kitchen faucet
- Recessed refrigerator ice maker hook-up
- LED flush mount Lights (per plan)
- Pendant lights over the kitchen island (per plan)
- Full-lite exterior patio door

### Living Areas

- 42" fireplace with marble surround
- Choice of premium wall-to-wall carpet w/5 lb. pad
- Sherwin Williams paint on interior walls with smooth ceiling
- 5-1/4" baseboard at 1st and 2nd floor
- 5" pre-finished hardwood or laminated wood flooring whole 1st floor excluding bedrooms and includes stained oak treads at stairs
- Dining room with coffered ceiling, shadow boxes and chair rail
- 1piece crown molding at the 1st floor, primary bedroom, and 2nd floor hall
- Open oak handrail with balusters and stained oak treads at stairs
- Built-in mud room lockers with hardware (per plan)

### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Tile shower with tile niche and tile surround at bath tub
- Tile flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bars, towel ring, tissue holder, and robe hook
- Raised height vanity
- Cabinet hardware
- Granite vanity countertops with rectangular undermount bowls
- Elongated toilet

### Secondary Bathrooms

- Steel tub with tile wall surround
- Tile flooring
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bars, towel ring, tissue holder (per plan)
- Raised height vanities
- Cabinet hardware
- Cultured marble countertops with rectangular under mount bowls
- Elongated toilet
- Pedestal sink in powder bath (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 (sized per plan)
- 6 Panel Stained Wood front door with sidelights, transom and handleset (per plan)

### Quality Features

- 9 ft ceilings at the 1st floor, 8 ft ceilings at the 2nd floor
- Designer executive series lighting package
- Smart tube with raised outlet in family room and primary suite
- 2 Television jacks family room and primary suite
- 1 telephone jack
- 200 amp service
- Ceiling fans - family room and primary suite
- Ceiling fans - braced and pre-wiring in secondary bedrooms
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook up
- 2 car garage
- Carriage house steel garage door with hardware & opener
- Concrete front porches and driveways
- 50 gallon water heater
- 3/4" tongue and groove - screwed and glued down sub floor
- Fully engineered roof and floors
- GAF - 30 year architectural shingles
- Pestban® in wall and exterior perimeter pest treatment system

### Energy Package

- R-38 insulation blown in attic of living areas
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- R-30 fiberglass batt insulation in vaulted living areas
- 14-SEER heating and air conditioning system
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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

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Email: [jill.bertolani@amerisbank.com](mailto:jill.bertolani@amerisbank.com)



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