



Palmer Falls

From the \$600's

SALES CENTER

404-242-8510

Ronda Levy McLeod
Joni Gober

LOCATION

**Thornhill Court
Douglasville, Georgia 30135**

**Hours
By Appointment Only.**

FIND MORE ONLINE



Call **404-242-8510** for more information

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

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COMMUNITY HIGHLIGHTS

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Executive Series Homes

Basement homesites

Close to I-20

Great Schools

**Easy Access to Sweetwater
Creek Park**

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Welcome to Palmer Falls

Are you looking for a new home that's as welcoming as it is spacious? Palmer Falls in Douglasville, GA, has everything you need and then some! With new single-family homes for sale ranging from 4 to 6 bedrooms and up to 4,000 square feet, this neighborhood is the perfect place for your family to grow.

Why You'll Love Our New Single-Family Homes for Sale in Douglasville, GA:

- **Spacious 4, 5, and 6-Bedroom Homes:** Plenty of room for everyone to spread out and enjoy with our Executive Series.
- **Primary Suite on Main Plans:** Nothing beats the convenience of having your bedroom on the main floor.
- **2-Story Family Rooms:** Our family rooms are designed for cozy nights in and quality time with family.
- **Flex Rooms:** Turn your space into a home office, loft, media room, or extra bedroom.
- **Unfinished Basements:** Ready to be transformed into whatever you dream up, like a game room, extra living space, or home gym!

A Location That's Just Right for Your Family:

Family Fun Nearby:

- Hike, fish, and picnic at **Sweetwater Creek State Park.**
- **Boundary Waters Aquatic Center** offering community events

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ALEXANDER	BB, DD, EE, FH-1	4	3.5	N/A	\$544,900
BENJAMIN II	BB, CC, FH-1	4	3.5	N/A	\$554,900
MONROE	AA, BB, CC, FH-1, FH-2	4	2.5	N/A	\$499,900
REYNOLD	BB, CC, DD, FF, FH-1, FH-2	5	4	N/A	\$554,900
RICHARD II	AA, BB, DD, FH-1	5	4	N/A	\$589,900
SOMERSET III	FH-1	5	4	N/A	\$579,900

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 - BASEMENT	REYNOLD	5	4	3,271	\$652,900

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Community Site Map



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Features

Kitchen And Breakfast Areas

- 42" stained wall cabinets with cabinet crown molding
- Cabinet hardware
- Granite Countertops with 50/50 undermount 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/vent hood, 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/5lb. 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
- 1 piece 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 bathtub
- 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 under mount 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 downspouts
- Panel shutters
- Fiber cement siding
- Brick or stone per elevation
- Rear deck/patio (sized per plan)
- 6 panel stained wood front door w/sidelights, transom, and handle set (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, 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 hookup
- 2 car garage
- Carriage house steel garage door with hardware and opener
- Concrete front porches and driveways
- 50 gallon water heater
- 3/4" tongue and groove - screwed and glued down subfloor
- 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
- R-13 wall insulation
- R-30 fiberglass batt insulation in vaulted living areas
- 14-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 and 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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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



MOVEMENTMORTGAGE

Theresa Garcia - Loan Officer - Production Manager

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Bruce McLaughlin - Branch Manager | MLO

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