



## Park View Reserve

From the High \$300's

### SALES CENTER

**404-960-1603**

Ritha McMeans  
Monikia Mason

### LOCATION

**758 Sundial Lane  
Mableton , Ga 30126**

### Hours

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

### FIND MORE ONLINE



Call **404-960-1603** 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 2025-04-02



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## COMMUNITY HIGHLIGHTS

**Hometown Series**

**3-4 Bedrooms**

**Easy route into the heart of the city**

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## Welcome to Park View Reserve

Park View Reserve in Cobb County is a well-crafted community of 42 townhomes starting in the high \$300's. These townhomes bring you charm and style, with the added benefit of a low-maintenance lifestyle! Enjoy open-concept floor plans, with 3 to 4 bedrooms, 2-car garages, and optional covered patios.

There is something for everyone in this ideally located Subdivision. It is within walking distance of grocery stores, parks, and eateries. Whether you like jogging or biking on the Silver Comet Trail, listening to live music at the Mable House Barnes Amphitheater, or watching the national champs play at Truist Park, Park View Reserve has the perfect new home for you!

Park View Reserve is a comfortable and quiet community with quick access to the East-West Connector and I-285. You are within 30 minutes of Hartsfield-Jackson International Airport and downtown Atlanta. From downtown, attractions like the State Farm Arena, Georgia Aquarium, and Fox Theatre are all a short drive away.

Our Hometown Series at Park View Reserve offers everything you need in a beautiful, convenient, new construction community in Mableton!

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ANNA	AA, BB, CC	3	2.5	N/A	\$389,900
AVERY	AA, BB, CC	3	2.5	N/A	\$398,900
DYLAN II - TOWNHOME	AA, BB, CC	3	2.5	N/A	\$369,900
JASPER - TOWNHOME	AA, BB, CC	3	2.5	N/A	\$379,900
MADELINE - TOWNHOME	AA, BB, CC	3	2.5	N/A	\$378,900
ORLAND	AA, BB, CC	3	2.5	N/A	\$389,900
RUSSELL	AA, BB, CC	3	2.5	N/A	\$385,900
SAWYER - TOWNHOME	AA, BB, CC	4	2.5	N/A	\$377,900

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 20	DYLAN II - TOWNHOME	3	2.5	1,989	\$387,442
HOMESITE	MADELINE - TOWNHOME	3	2.5	1,989	\$399,816
HOMESITE 26	RUSSELL	3	2.5	2,228	\$405,031
HOMESITE 24	RUSSELL	3	2.5	2,228	\$406,558
HOMESITE 27	ANNA	3	2.5	2,117	\$409,900

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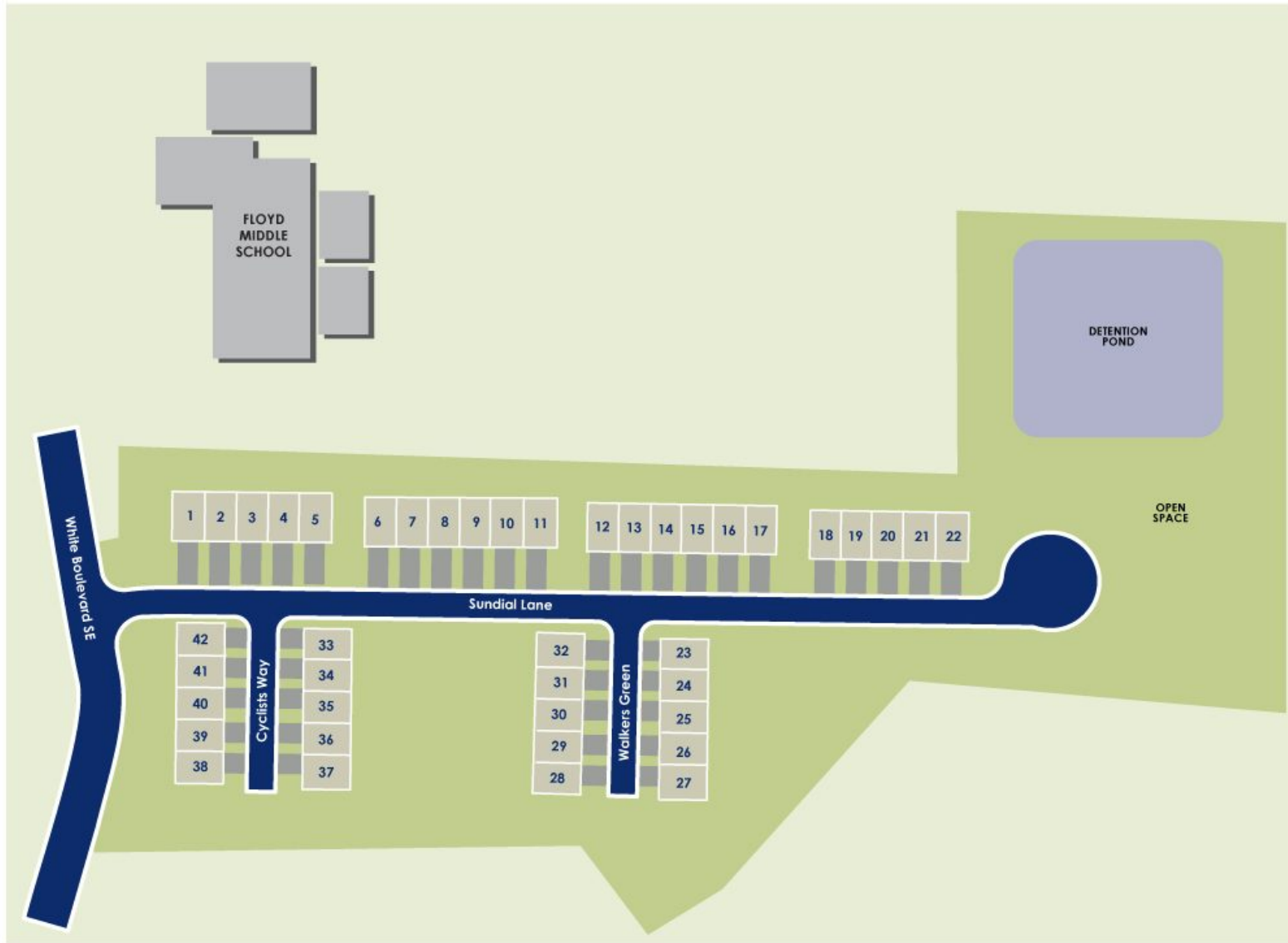
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## Community Site Map



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## Features

### 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 lights (per plan)
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Recessed refrigerator ice maker hook-up
- Full-lite exterior patio door

### Living Areas

- Choice of premium wall-to-wall carpet w/5 lb. pad in family room, stairs, bedrooms
- Sherwin Williams paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- Interior doors 6'-8" with 356 casing
- Laminate plank flooring at foyer, entry
- Chair rail at dining room with shadow boxes

### Primary Suite And Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Separate tub and fiberglass shower (perplan)
- 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
- 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 patio sized per plan
- 6-panel front door
- Dog eared fence partition

### Quality Features

- 9 ft ceilings at the 1st floor, 8 ft ceilings at the 2nd floor
- Designer hometown 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
- 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 & 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 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 GreaterAtlanta Home Builders Assoc.
- Certified Professional Home Builder

\*Revised 04.02.2025

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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**

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**Bruce McLaughlin - Branch Manager | MLO**

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