



## Sweetlake Grove

From the \$400's

SALES CENTER

**404-960-1555**

Christy Karoffa  
Joni Gober

LOCATION

**4678 Glore Rd SW  
Mableton, GA 30126**

FIND MORE ONLINE



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

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

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## COMMUNITY HIGHLIGHTS

**24 Single Family Homes  
Bungalow Series**

**Join the VIP List Today**

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## Welcome to Sweetlake Grove Neighborhood Overview

Located within a stone's throw of the East-West Connector, and the exploding Floyd Rd area of Mableton, GA, is this enclave of Kerley Family Home's latest addition to their portfolio of single family homes. Sweetlake Grove will feature 24 homesites, each with the latest floor plans and styles available from the all new Bungalow Series.

The Bungalow Series from Kerley Family Homes have both 3 and 4 bedroom models with multiple bathrooms, and 2 car garages. These homes range in size from 1500 sqft, perfect for those looking to downsize, up to 2400 sqft for those starting a family or needing more room to spread out. Porches, covered sitting areas, and stylish trim features for these homes will make their curb appeal outstanding in the local market, as well as provide an excellent value for Cobb County home buyers.

## Area Overview

This cozy enclave is nestled in one of the fastest growing areas of Cobb County, within reach of the East-West Connector for easy transit from Atlanta to one side, and Marietta to the other. Residents here will enjoy a quiet family lifestyle, with subtly upscale surroundings and access to beloved Cobb County destinations for activities, dining, and shopping.

For everyday relaxation and enjoyment, local parks offer green spaces and direct access to the area's beautiful nature. Within 3 miles, residents will find the famed Concord Covered Bridge (a historical one lane covered bridge) and Heritage Park.

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB, CC	4	2.5	2,269	\$441,900
DOGWOOD	AA, BB, CC	3	2.5	1,883	\$429,900
HAWTHORNE	AA, BB, CC	3	2	1,763	\$429,900
JUNIPER	AA, BB, CC	4	2.5	2,323	\$444,900
LINDEN	AA, BB, CC	3	2.5	2,032	\$439,900
MAPLE	AA, BB, CC	4	2.5	2,305	\$449,900
MULBERRY	AA, BB, CC	4	2.5	2,225	\$439,900
SPRUCE	AA, BB, CC	4	2.5	2,100	\$434,900
SYCAMORE	AA, BB, CC	3	2.5	1,449	\$419,900
WILLOW	AA, BB, CC	3	2	1,445	\$419,900

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 22	MAPLE	4	2.5	2,305	\$477,784
HOMESITE 3 - BASEMENT	SPRUCE	4	2.5	2,100	\$499,900

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## Community Site Map



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## Bungalow Series

### Kitchen And Breakfast Areas

- 30" stained wall cabinets
- Granite countertops
- 50/50 under mount stainless steel sink
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Garbage disposal
- Pantry closet with wire shelving
- Appliances - Refrigerator, range, microwave, dishwasher, 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
- Pedestal sink in Powder bath (Per plan)
- 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 (at front, 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 & Owners Suite
- 2 television jacks - Family Room, Owners Suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors in bedrooms 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
- 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 02.05.2025

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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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