



# The Reserve at Chapel Hill Phase II

From the High \$300s

SALES CENTER

**404-791-8491**

Lajuana Black

LOCATION

**3271 Brookmont Pkwy  
Douglasville, Georgia 30135**

Hours

**Sunday & Monday: 1pm - Dusk**

**Tuesday & Wednesday: 11am - Dusk**

**Thursday & Friday: By Appointment Only**

FIND MORE ONLINE



Call **404-791-8491** for more information

[KerleyFamilyHomes.com](https://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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Welcome to The Reserve at Chapel Hill Phase II

Are you looking for a warm, welcoming community to call home? Look no further than The Reserve at Chapel Hill, offering new homes for sale in Douglasville, GA. Choose from our brand-new 3 & 4-bedroom floor plans in two stunning series—the Georgian and the Bungalow—starting from the high \$300s. Here, you'll find the perfect balance of peaceful living and a convenient location.

## What Are the Standout Features of These New Homes for Sale in Douglasville, GA?

We design every home that we build with the utmost attention to detail and upscale features so you can live the lifestyle you deserve. Here's what you can expect in your new home at The Reserve at Chapel Hill:

- **Impressive 2-Story Foyers:** Come Home to Excellence and elegance
- **Quiet Cul-de-Sac Options:** Family-style dream lots available
- **Primary on Main:** Maximize convenience and comfort for yourself and loved ones
- **Flexible Options:** Choose options like loft spaces, basements, covered patios, and sleek electric linear fireplaces to tailor your home to your lifestyle
- **Community Amenities:** Take advantage of family-friendly amenities, including a neighborhood swimming pool and clubhouse

### COMMUNITY HIGHLIGHTS

**100% Financing and Down Payment Assistance Programs available**

**Georgian and Bungalow Series homes**

**3-4 bedroom floor plans**

**Neighborhood swimming pool and clubhouse**

**15 minutes from Sweetwater Creek State Park**

**Easy access to I-20**

### SALES CENTER

**404-791-8491**

**Lajuana Black**

#### Hours

**Sunday & Monday: 1pm - Dusk**

**Tuesday & Wednesday: 11am - Dusk**

**Thursday & Friday: By Appointment Only**

#### Location

**3271 Brookmont Pkwy**

**Douglasville, Georgia 30135**

### FIND MORE ONLINE



Call **404-791-8491** for more information

[KerleyFamilyHomes.com](https://www.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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB	4	2.5	N/A	\$385,900
AXLEY	AA, BB, CC, DD, EE, FH-1	4	2.5	N/A	\$399,900
CAMBRIDGE II	BB, CC, FH-1	3	3	N/A	\$434,900
CEDAR	AA, BB, CC	3	3	N/A	\$402,900
CHATSWORTH	AA, BB, CC, FH-1, FH-2	4	2.5	N/A	\$419,900
JUNIPER	AA, BB, CC	4	2.5	N/A	\$385,900
MAGNOLIA	AA, BB, CC, DD, FH-1	4	2.5	N/A	\$422,900
MULBERRY	AA, BB, CC	4	2.5	N/A	\$383,900
SPRUCE	AA, BB, CC	4	2.5	N/A	\$379,900

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.

Call **404-791-8491** for more information

[KerleyFamilyHomes.com](https://www.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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE 32	SPRUCE	4	2.5	2,100	\$377,900
HOMESITE 29	JUNIPER	4	2.5	2,323	\$387,900
HOMESITE 30	MULBERRY	4	2.5	2,225	\$387,900
HOMESITE 5	AXLEY	4	2.5	2,088	\$396,900
HOMESITE 3	CHATSWORTH	4	2.5	2,219	\$399,900
HOMESITE 4	CHATSWORTH	4	2.5	2,219	\$404,900

Call **404-791-8491** for more information

[KerleyFamilyHomes.com](https://www.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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Community Site Map



Call **404-791-8491** for more information

[KerleyFamilyHomes.com](https://www.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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Bungalow Series

### Spacious Kitchens

- 30" stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Designer single handle brushed nickel finish kitchen faucet with pullout sprayer
- Garbage disposal
- Pantry closet with wire shelving
- Appliances - range, microwave, dishwasher, refrigerator, 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
- Designer brushed nickel faucet fixtures
- Designer brushed nickel towel bar, towel ring, and 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)
- Rear patio sized (per plan)
- 2 exterior outlets (per plan)

### Quality Features

- Designer Bungalow Series lighting package
- LED flush lights (per plan)
- Smart tube with raised outlet in family room and primary suite
- 2 television jacks - family room, primary suite
- 1 telephone jacks
- 150 amp service
- 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
- Window blinds

### Energy Package

- R-30 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 and material warranty
- Two year systems warranty
- Ten year structural warranty
- Member of the Greater Atlanta Home Builders Assoc.
- Certified Professional Home Builder

\*Revised 03.28.2025

Call **404-791-8491** 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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## Georgian Series

### Spacious Kitchens

- 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 bar, 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

- 150 amp service
- Ceiling fans in 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 03.28.2025

Call **404-791-8491** 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 2025-03-28



# The Reserve at Chapel Hill Phase II

From the High \$300s

3271 Brookmont Pkwy Douglasville, Georgia 30135



## 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**

NMLS# 205112 | GA

Direct: 770.330.3234

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



#### **Bruce McLaughlin - Branch Manager | MLO**

NMLS# 70081 | GA

Direct: 253.651.5755

Email: [bmclaughlin@fcmchou.com](mailto:bmclaughlin@fcmchou.com)

Call **404-791-8491** 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 2025-03-28

