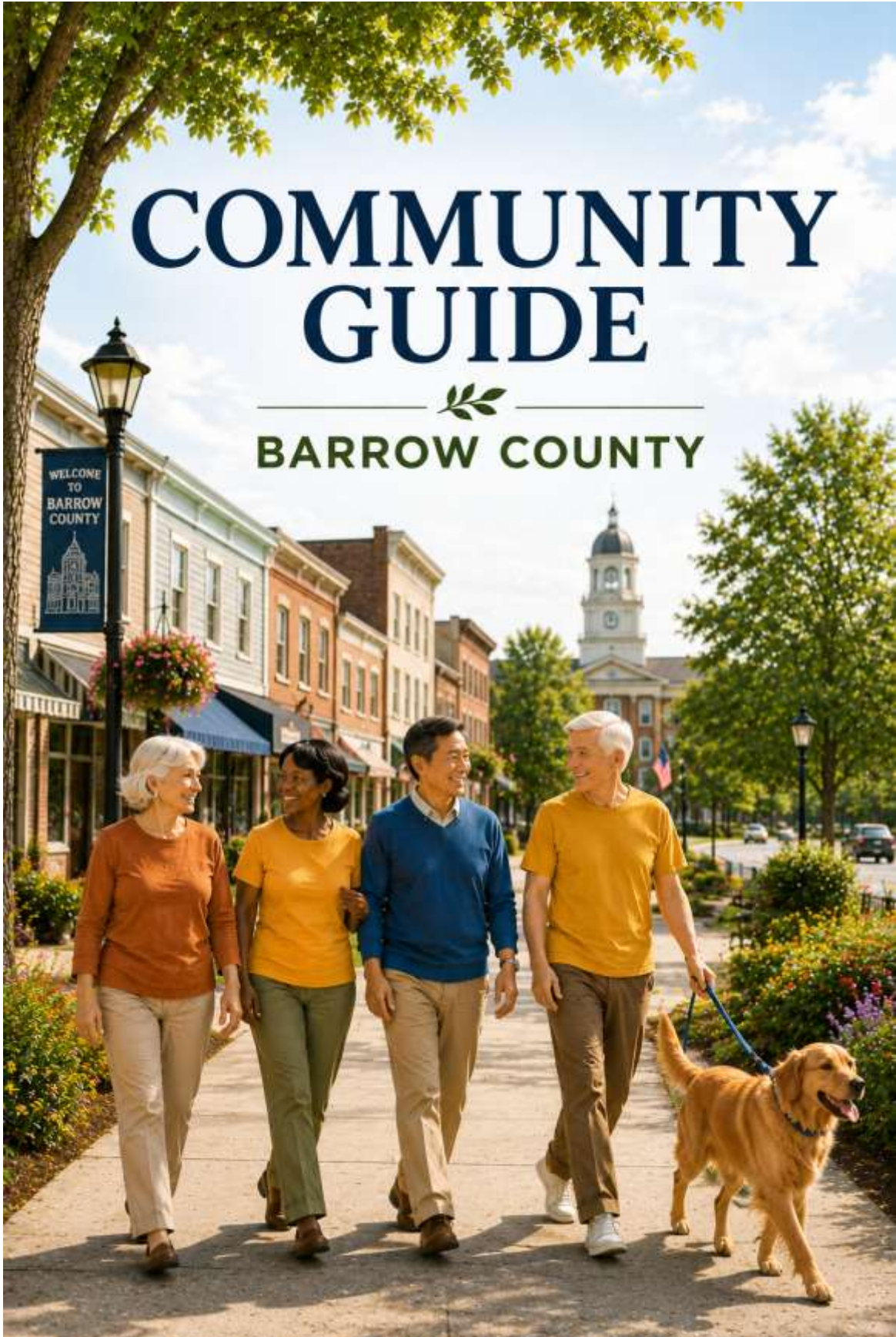


# COMMUNITY GUIDE



BARROW COUNTY



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## Welcome to Barrow County

*Where everyday convenience and a slower pace come together for lifelong living on your terms.*

Barrow County offers a practical balance for those who want space, affordability, and access to nearby cities without living in the middle of them. Positioned between metro Atlanta and Athens, it provides access to major services and employment centers while maintaining a quieter, more residential feel.

Communities throughout Winder, Bethlehem, Auburn, and Statham include a mix of newer developments and established neighborhoods. You'll find ranch-style homes, active adult options, and layouts that support simpler, single-level living. Newer neighborhoods often focus on lower maintenance and manageable lots, while older areas tend to offer more mature trees and a more settled feel.

Daily convenience varies by location. Areas closer to Winder and major corridors like Highway 316 tend to offer easier access to shopping, dining, and healthcare. More outlying areas can feel quieter and more spread out, but may require a bit more planning for everyday errands.

Healthcare access continues to improve, with Northeast Georgia Medical Center Barrow and nearby facilities in Braselton supporting the area. Retail and service options are growing, though not as concentrated as in larger neighboring counties.

Barrow County tends to appeal to those who value a bit more space, a slower pace, and a community that feels less crowded—while still staying within reach of what they need.

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### Works well if:

- **You want more space and a quieter, less crowded setting**
- **You're comfortable driving for shopping, dining, and healthcare**
- **You prefer newer construction or growing communities**
- **You want access to Athens or metro Atlanta without living directly in them**

### May not be ideal if:

- **You prefer walkability for most daily needs**
- **You want everything within just a few minutes**
- **You prefer highly established, in-town neighborhoods**

## Using This Guide

This guide is designed to help you compare communities in Athens–Clarke County based on lifestyle, home features, and long-term livability. Each section highlights key differences so you can quickly see which options may fit your needs and priorities.

### Community Classification Definitions

#### True 55+ Active Adult Community

Age-restricted communities designed for adults 55+, typically offering single-level homes, lower maintenance living, and amenities geared toward active lifestyles.

#### Age-Targeted / Active Adult–Friendly Community

Not age-restricted, but designed to appeal to 55+ buyers with features like ranch homes, walkability, and lifestyle-focused amenities.

#### Affordable Senior-Friendly Community

Non-restricted neighborhoods with practical home designs and price points that often appeal to those seeking simpler, more manageable living.

#### Senior-Friendly Ranch Homes

Established neighborhoods where single-level living is common, often with features that support long-term comfort and accessibility.

#### Lifestyle / Amenity-Driven

Communities centered around amenities such as golf, clubhouses, and social environments. These neighborhoods often feature larger homes and active lifestyles, but may involve tradeoffs such as multi-level layouts or greater distance from everyday services.

## Thinking Beyond Location: Key Home Features and Helpful Technologies

### Structural & Safety Features

- Step-in or curbless showers with built-in grab bars
- Lever-style door handles instead of round knobs
- Wide (36") doorways and hallways
- Comfort-height toilets
- Non-slip flooring surfaces throughout the home
- Zero-step entryways and garage access
- Rocker light switches for easier use
- Raised electrical outlets and lowered light switches

### Smart Home & Safety Technology

- Video doorbells (Ring, Nest) for viewing visitors
- Smart smoke and carbon monoxide detectors
- Voice-activated lighting and thermostats
- Fall detection systems for bathrooms and bedrooms
- Induction cooktops for burn prevention
- Smart locks with auto-unlock features
- WiFi thermostats for temperature management











### Mobility & Accessibility Enhancements

- Handrails on all steps and interior walkways
- Ramps or flush thresholds at main entry points
- Screened porches or sunrooms for year-round comfort
- Oversized garages for mobility equipment storage
- Low-maintenance landscaping or HOA-maintained lawns

## Kentmere (Auburn – Barrow County)

Classification: Senior-Friendly New Construction











Kentmere is a developing single-family community located in Auburn (Barrow County) offering modern designs with both ranch and two-story options. Ideal for seniors seeking newer homes, Kentmere features open floorplans, energy-efficient construction, and planned amenities such as a community pool and green spaces. Its location provides convenient access to both Winder and Dacula shopping areas, making it a desirable choice for active adults in transition.

-  Price Range (Est.): Mid \$300Ks–\$500Ks
-  HOA (Est.): Moderate (swim/amenity community)
-  HOA Includes: Common area maintenance; planned pool access
-  Home Types: Ranch & 2-story mix
-  Year Built: 2020s
-  Typical Home Size: ~1,800–3,000 sq ft
-  Typical Lot Size: ~0.18–0.3 acres
-  Walkability: Moderate
-  Proximity: 8–15 minutes to shopping; 20–25 minutes to medical
-  Senior Appeal: Modern living with planned amenities.

## Stonehaven

Classification: Age-Targeted / Active Adult-Friendly

Stonehaven is a modern, growing subdivision in Winder that features a variety of ranch and two-story homes suited for active adults seeking new construction. Although not officially age-restricted, the community emphasizes accessible floorplans, open living spaces, and a developing amenity package that includes a planned clubhouse and pool. With its convenient location near commuter roads and local retail, it appeals to seniors wanting modern conveniences alongside a quiet residential environment.

-  Price Range (Est.): High \$300Ks–\$500Ks+
-  HOA (Est.): Moderate
-  HOA Includes: Common area maintenance; future pool/clubhouse amenities
-  Home Types: Ranch and multi-level floorplans
-  Year Built: 2020s
-  Typical Home Size: ~2,000–3,500 sq ft
-  Typical Lot Size: ~0.2–0.4 acres
-  Walkability: Moderate–High
-  Proximity: 5–10 minutes to retail; 15–20 minutes to medical
-  Senior Appeal: Modern designs with flexible layouts.

## Saint Ives

Classification: Senior-Friendly (Mixed Ages)









Saint Ives is a well-established, upscale community in Winder known for its spacious single-family homes set on generous lots. Though not age-restricted, the neighborhood offers many main-level owner suites and flexible floorplans suitable for seniors seeking comfort and customization options. With quiet streets, mature trees, and convenient access to Winder shopping corridors, Saint Ives appeals to retirees who want space, privacy, and a peaceful residential atmosphere.

- 📍 Price Range (Est.): High \$400Ks–\$700Ks+
- 💰 HOA (Est.): ~\$38–\$54/month
- 🔧 HOA Includes: Entrance & common-area maintenance
- 🏠 Home Types: Larger single-family homes
- 🕒 Year Built: 1993–2024
- 📏 Typical Home Size: ~2,500–4,000+ sq ft
- 📏 Typical Lot Size: ~0.3–0.7+ acres
- 🚶 Walkability: Moderate
- 📍 Proximity: 7–12 minutes to Winder shopping; 15–20 minutes to medical
- 👴 Senior Appeal: Spacious homes suitable for aging-in-place upgrades.

## **Traditions of Braselton – Barrow County**

Classification: Age-Targeted / Active Adult–Friendly Community











Traditions of Braselton is a master-planned, golf-course community offering single-family homes in a resort-style setting. The neighborhood features a clubhouse, fitness center, pool with slide, tennis and pickleball courts, sidewalks, and walking trails. With a mix of ranch and two-story homes on varied lot sizes, the community appeals to active adults, families, and 55+ buyers seeking lifestyle amenities, scenic surroundings, and convenient access to I-85, shopping, dining, and medical services.

-  **Community Type:** Master-planned, golf-course community
-  **Lifestyle:** Country club living with optional golf membership
-  **Homes:** Single-family homes (ranch & two-story; some main-level living)
-  **Lots:** Mix of golf-course, wooded, and neighborhood lots
-  **Amenities:** Clubhouse, fitness center, pool w/ slide, tennis & pickleball
-  **Outdoors:** Sidewalks, walking trails, green space
-  **Convenience:** Near I-85, shopping, dining & medical services
-  **Appeal:** Active adults, families & 55+ buyers seeking lifestyle amenities

## Villas at Winder

Classification: True 55+ Active Adult

Villas at Winder is Barrow County's flagship 55+ single-family community, offering low-maintenance ranch homes tailored to active adults. Designed with convenience and accessibility in mind, the neighborhood features single-level living, walkable streets, and desirable amenities such as a clubhouse, fitness center, and swimming pool. Proximity to downtown Winder provides easy access to shopping, dining, and essential services, making it ideal for seniors seeking a vibrant but relaxed lifestyle.

-  Price Range (Est.): Mid–High \$300Ks
-  HOA (Est.): \$100–\$1,260/year (varies by home)
-  HOA Includes: Lawn care, exterior maintenance, clubhouse, pool, tennis, fitness
-  Home Types: Single-level ranch homes
-  Year Built: 2005–201
-  Typical Home Size: ~1,300–2,000 sq ft
-  Typical Lot Size: Small, low-maintenance lots
-  Walkability: High; sidewalks and level terrain
-  Proximity: 3–7 minutes to Winder shopping; 10–18 minutes to medical centers
-  Senior Appeal: Purpose-built for low-maintenance, accessible living.

<b>Community</b>	<b>Classification</b>	<b>Home Types</b>	<b>Price Range</b>
<b>Kentmere</b> Auburn	Age-Targeted / Active Adult-Friendly Community	Ranch & 2-story mix	Mid \$300Ks–\$500Ks
<b>Saint Ives</b> Johns Creek	Affordable Senior-Friendly Community	Larger single-family	High \$400Ks–\$700Ks+
<b>Stonehaven</b> Winder	Affordable Senior-Friendly Community	Mix of ranch & multi-level	High \$300Ks–\$500Ks+
<b>Traditions of Braselton (Barrow County)</b> Hoschton	Age-Targeted / Active Adult-Friendly Community	Ranch and two-story single-family homes; many master-on-main designs	Mid-\$400Ks–\$700Ks+ (estimated)
<b>Villas at Winder</b> Winder	Senior-Friendly Ranch Homes	Ranch single-family	Mid–High \$300Ks

<b>Community</b>	<b>Key Amenities</b>
<b>Kentmere (Auburn – Barrow County)</b>	Planned pool & green space
<b>Saint Ives</b>	HOA-maintained entrance, sidewalks
<b>Stonehaven</b>	Planned clubhouse & pool, sidewalks
<b>Traditions of Braselton (Barrow)</b>	Golf course, clubhouse, sidewalks, swim/tennis, common areas
<b>Villas at Winder</b>	Clubhouse, pools, fitness, tennis

<b>Community/HOA Fee</b>	<b>Services Included</b>
<b>Kentmere (Auburn – Barrow County)</b> \$500-\$700/yr. (swim community)	Common area maintenance; planned pool access
<b>Saint Ives</b> \$38–\$54/month	Entrance and common-area maintenance
<b>Stonehaven</b> \$400 - \$600/yr.	Common area maintenance; planned pool/clubhouse amenities

<b>Traditions of Braselton (Barrow)</b> \$150-\$300/Month	Common area maintenance, neighborhood landscaping, amenities; golf and club memberships optional
<b>Villas at Winder</b> \$100-\$1,260/year (varies by home)	Lawn care, exterior maintenance, clubhouse, pool, tennis, fitness amenities

HOA fees and services may vary by section and change over time. Buyers should confirm current amounts and coverage with the listing agent or HOA.

Community	Year Built	Typical Home Size	Typical Lot Size
<b>Kentmere (Auburn – Barrow County)</b>	2020s	1,800–3,000 sq ft	0.18–0.3 acres
<b>Saint Ives</b>	1993–2024	2,500–4,000+ sq ft	0.3–0.7 acres
<b>Stonehaven</b>	2020s	2,000–3,500 sq ft	0.2–0.4 acres
<b>Traditions of Braselton (Barrow)</b>	2004–2020	2,000–3,500	0.20–0.50
<b>Villas at Winder</b>	2005–2016	1,300–2,000 sq ft	Small, low-maint. lots

Community	Walkability	Distance to Shopping	Distance to Medical
<b>Kentmere (Auburn – Barrow County)</b>	Moderate	8–15 minutes	20–25 minutes
<b>Saint Ives</b>	Moderate	7–12 minutes	15–20 minutes
<b>Stonehaven</b>	Moderate–High	5–10 minutes	15–20 minutes
<b>Traditions of Braselton (Barrow)</b>	Moderate	5–10 minutes	10–15 minutes
<b>Villas at Winder</b>	High inside community; sidewalks	3–7 minutes	10–18 minutes

Community/HOA Fee	Senior Appeal Summary
<b>Kentmere (Auburn – Barrow County)</b>	Newer homes with convenient access to Hwy 316 and nearby shopping. Less ideal if you want strictly single-level living or an established setting.
<b>Saint Ives</b>	Larger homes with some main-level living in a more established setting. Less ideal for low-maintenance living or smaller, simplified layouts.

<b>Stonehaven</b>	Newer layouts with a balance of space and convenience. Less ideal if single-level living is a priority.
<b>Traditions of Braselton (Barrow)</b>	Amenity-rich, golf-oriented community with strong social opportunities. Less ideal for those wanting simplicity or minimal upkeep.
<b>Villas at Winder</b>	Low-maintenance, single-level living near Winder shopping and services. Less ideal if you want larger homes, privacy, or more space

## Disclaimer

This guide was prepared in 2025-2026 using a combination of artificial intelligence tools and publicly available information about amenities, pricing, availability, HOA policies, services, and community characteristics may change over time . While every effort has been made to ensure accuracy, details may change and not all communities or services may be included. This guide is for general informational purposes only and no guarantees are made regarding completeness or accuracy.

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