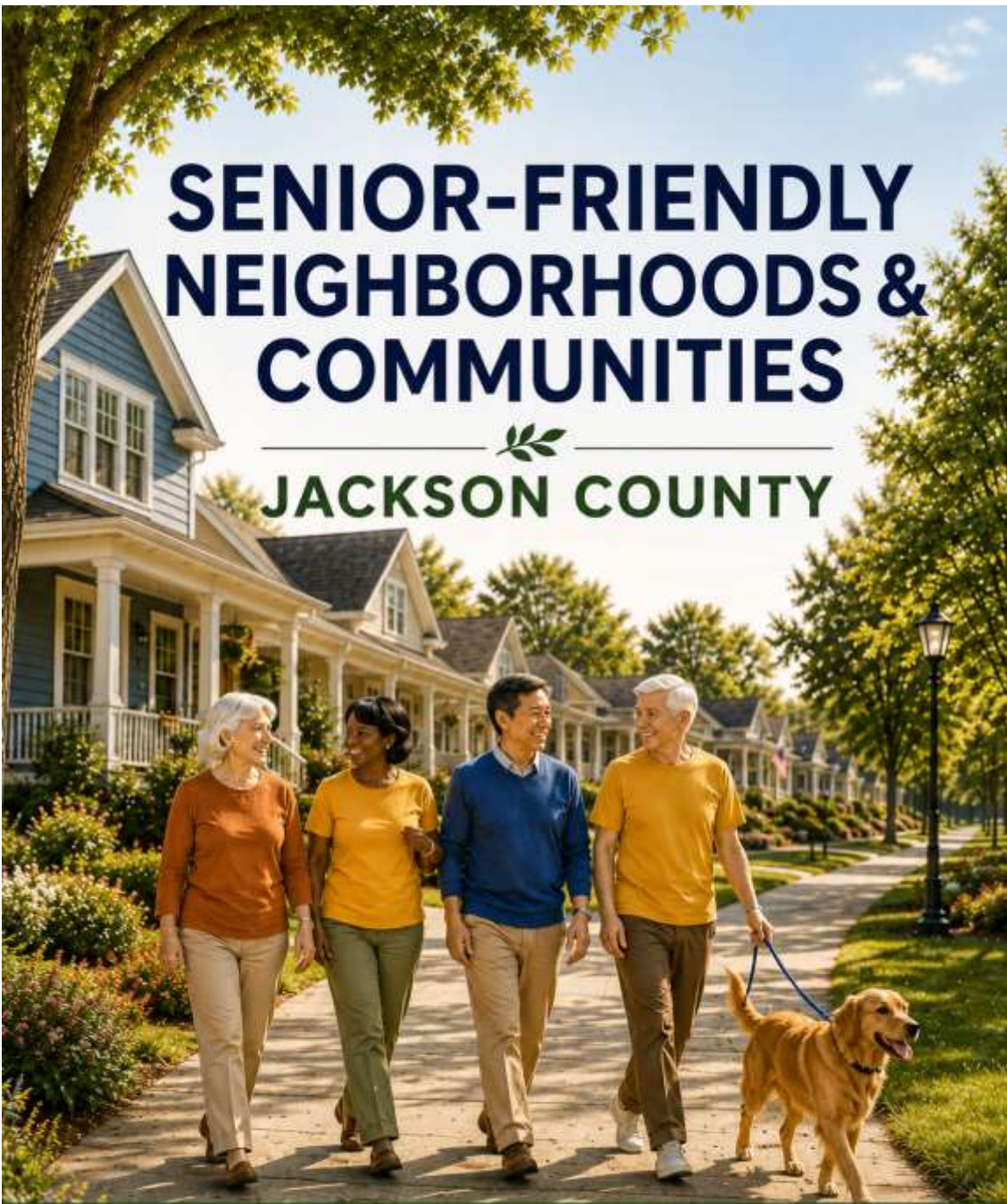


SENIOR-FRIENDLY NEIGHBORHOODS & COMMUNITIES


JACKSON COUNTY



*Helping you evaluate where you'll live
well—today and tomorrow.*

Senior-Friendly Neighborhoods & Communities

Jackson County

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Welcome to Jackson County

A flexible mix of space, growth, and everyday practicality—within reach of Athens.

Jackson County tends to appeal to those who want more space and a quieter pace, while still keeping everyday services within reach. Located northeast of Athens, it includes a mix of small-town communities, established neighborhoods, and steadily growing residential areas.

One of its defining features is range. Some areas feel more rural, with larger lots and open space, while others—especially near Jefferson, Braselton, and major corridors—offer easier access to shopping, dining, and healthcare. This allows residents to choose what fits best, whether that's convenience, privacy, or something in between.

Growth in Jackson County has been shaped in part by its location along the I-85 corridor. Areas near Braselton and Jefferson have seen steady expansion, with new housing, retail, and services following increased demand from those commuting toward Gwinnett and North Atlanta.

At the same time, much of the county still maintains a quieter, more rural feel. For some, that balance is exactly what they're looking for. For others, it raises the question of how growth may shape the area over time.

How Jackson County Fits

Works well if:

- You want more space and a less crowded environment
- You're comfortable driving for shopping, dining, and healthcare
- You're open to newer or growing communities
- You want flexibility between rural and more developed settings

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 environments
- You want a true 55+ or fully maintenance-free community

How to Use 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

COMMUNITY DESCRIPTIONS

Cresswind Georgia at Twin Lakes

Classification: True 55+ Active Adult Community

Cresswind Georgia at Twin Lakes is a large 55+ community in Hoschton near the I-85 corridor, built around an active, amenity-focused lifestyle. Homes are primarily single-level with optional upstairs space, designed for long-term living with low-maintenance ownership.

The community offers a wide range of amenities and organized activities, creating a more structured, social environment than smaller or less amenity-focused neighborhoods. Its location provides convenient access toward Braselton, Gwinnett, and North Atlanta, with continued growth in the surrounding area.

Price Range: Mid-\$300Ks to ~\$950K+

💰 HOA: ~\$249–\$620/month (varies by phase & home)

🏠 Home Types: Primarily ranch with optional upstairs flex space

📍 City: Hoschton (Jackson County)

🏊 Amenities: Clubhouse, fitness center, indoor/outdoor pools, pickleball complex, trails, lakes, organized lifestyle programs

Del Webb Chateau Elon (Hoschton)

Community Classification: True 55 Adult Community

Del Webb Chateau Elon is a well-established 55+ community offering resort-style amenities and organized social programming in Hoschton, Georgia.

📍 City: Braselton / Hoschton (Jackson / Barrow County area)

🏠 Price Range: TBD

💰 HOA: Expected to include lawn care and full community amenities

🏠 Home Types: Ranch-style single-family homes (planned)

🏊 Amenities: Planned clubhouse, pool, fitness center, pickleball courts

👴 Senior Appeal: Future resort-style 55+ destination for active adults

The Grand

Classification: Planned True 55+ Active Adult Community

The Grand is a planned True 55+ Active Adult community in the Braselton/Hoschton corridor that is expected to offer a full resort-style lifestyle for active seniors. Planned features include ranch homes designed for lifelong living on your terms, a clubhouse, fitness center, pool, pickleball and bocce courts, community gardens, and walking trails. Its proximity to Northeast Georgia Medical Center and I-85 makes it especially appealing to retirees who value both amenities and access to top-tier healthcare.

- 🏠 Price Range: TBD
- 💰 HOA: Expected to include lawn care + full amenities
- 🏡 Home Types: Ranch single-family (planned)
- 📍 City: Braselton/Hoschton (Jackson Co.)
- 🎯 Amenities: Planned clubhouse, pool, fitness, pickleball
- 👤 Senior Appeal: Future resort-style 55+ destination

Jackson Landing

Classification: Affordable Senior-Friendly Community

Jackson Landing is an Affordable Senior-Friendly neighborhood developed by D.R. Horton's Express Series, offering some of the most accessible new construction pricing in Jefferson. Popular ranch floorplans such as the Cali and Denton provide practical, open single-level living. Modest HOA fees and minimal amenities keep ownership costs low while maintaining a clean neighborhood appearance. Its proximity to Jefferson's shopping corridors, dining, and services makes it a strong choice for seniors prioritizing value and convenience.

- 🏠 Price Range: High \$300Ks+
- 💰 HOA: Modest (Express Series)
- 🏡 Home Types: Ranch & 2-story; Cali & Denton ranch plans
- 📍 City: Jefferson
- ✂️ Amenities: New construction, near shopping
- 👤 Senior Appeal: Cost-effective, low-maintenance homes

Lake Preserve at Jackson Trail

Classification: Affordable Senior-Friendly Community

Lake Preserve at Jackson Trail is an Affordable Senior-Friendly community centered around a scenic neighborhood lake. Built by LGI Homes, it offers modestly sized single-family homes, including several ranch plans that work well for seniors wanting simple, efficient layouts. Reasonable HOA fees cover common-area upkeep and shared lake access. The community combines nature views, walking opportunities, and quick access to Jefferson and Braselton, making it appealing to budget-conscious downsizers who still want newer construction.

- 🏠 Price Range: Low–Mid \$300Ks
- 💰 HOA: \$42–\$167/month
- 🏡 Home Types: Smaller single-family homes, some ranch
- 📍 City: Jefferson
- 🌿 Amenities: Lake, trails, common-area upkeep
- 👴 Senior Appeal: Affordable, nature-focused environment

Mallard's Landing

Classification: Age-Targeted / Active Adult-Friendly (Mixed Ages)

Mallard's Landing is an Age-Targeted / Active Adult-Friendly community with a lively, multigenerational feel. The neighborhood offers both ranch and two-story homes, attracting downsizing seniors who still enjoy being around families and younger neighbors. Two amenity centers with pools, cabanas, and playgrounds, along with sidewalks and internal walkability, support an active, outdoor lifestyle. Its Jefferson location provides quick access to schools, shopping, and local services.

- 🏠 Price Range: Mid \$400Ks+
- 💰 HOA: Swim community HOA
- 🏡 Home Types: Ranch & 2-story single-family
- 📍 City: Jefferson
- 🏊 Amenities: Pools, cabanas, playground, sidewalks
- 👴 Senior Appeal: Multigenerational setting with ranch options

Northminster Farms

Classification: 55+ Active Adult Community

Northminster Farms is a thoughtfully designed 55+ active adult community in Jefferson, offering single-level living, accessible floorplans, and low-maintenance homes ideal for lifelong living. Built by trusted regional builders, the neighborhood features ranch-style homes with open layouts, spacious primary suites, and covered outdoor living spaces. A modest HOA maintains shared areas while keeping ownership costs manageable. With new construction beginning in 2023, Northminster Farms offers modern finishes, energy-efficient designs, and a welcoming environment tailored to seniors seeking comfort, convenience, and connection. Its proximity to Jefferson shopping, dining, and medical services enhances daily ease, making it an appealing option for active adults who want a calm, well-kept community without overwhelming amenities.

While not age-restricted, the community's design and layout tend to appeal to buyers seeking single-level living and lower-maintenance homes.

- 🏠 **Price Range:** Mid-\$400Ks to high-\$400Ks (varies by plan)
- 💰 **HOA:** ~ \$167/month
- 🏡 **Home Types:** Single-level ranch; ~1,802–2,203 sq ft
- 📍 **City:** Jefferson
- 🏊 **Amenities:** Clubhouse/BarnHouse, pool, pickleball, walking paths (amenities vary by phase)
- 👴 **Senior Appeal:** Modern ranch homes, low-maintenance living, accessible layouts, and close to everyday conveniences

Northminster Place

Classification: True 55+ Active Adult Community

Northminster Place is a small, gated True 55+ Active Adult community featuring spacious ranch homes ideal for seniors desiring security and low upkeep. Larger floorplans allow for comfortable entertaining and everyday living on a single level, while the HOA handles landscaping and common-area maintenance. The gated entry and quiet streets create a calm, private feel, yet the community remains close to Jefferson's shopping, dining, and medical services.

- 🏠 **Price Range:** High \$200Ks–High \$300Ks (resale)
- 💰 **HOA:** \$83–\$200/month (landscaping & gate included)
- 🏡 **Home Types:** Larger ranch homes (2,100–2,650 sq ft)
- 📍 **City:** Jefferson
- 🚪 **Amenities:** Gated entry, clubhouse, sidewalks
- 👴 **Senior Appeal:** Secure, spacious, low-maintenance 55+ living

Traditions of Braselton

Classification: Age-Targeted / Active Adult-Friendly Community

Traditions of Braselton is an Age-Targeted / Active Adult-Friendly master-planned community known for its golf course, resort-style amenities, and strong appeal to active seniors despite not being age-restricted. The neighborhood offers a variety of ranch and primary-on-main single-family homes, making it easier to age in place. Residents enjoy a clubhouse, fitness center, resort pool, pickleball and tennis courts, walking trails, and a full calendar of social events that support a vibrant and engaged lifestyle.

- 🏠 Price Range: \$400Ks-\$700Ks+
- 💰 HOA: Moderate dues
- 🏡 Home Types: Ranch & primary-on-main single-family
- 📍 City: Jefferson/Braselton
- 🏌️ Amenities: Golf, pool, fitness, pickleball, walking trails
- 👴 Senior Appeal: Resort-style living with strong social culture

Community Summary Chart

Community/Location	Classification	Home Types	Price Range
Cresswind Georgia at Twin Lakes Hoschton	55+ Active Adult	Ranch/2-story	Mid-\$300Ks to ~\$950K+
Del Webb Chateau Elan Hoschton	55+ age-restricted	Ranch and master-on-main	Mid-\$400Ks–\$800Ks (estimated)
The Grand Braselton/Hoschton	55+ Planned	Ranch SF (planned)	TBD
Jackson Landing Jefferson	Senior-Friendly	Ranch/2-story	High \$300Ks+
Lake Preserve at Jackson Trail Jefferson	Senior-Friendly	Smaller SF homes	Low–Mid \$300Ks
Mallard's Landing Jefferson	Active Adult (Mixed Ages)	Ranch & 2-story	Mid \$400Ks+
Northminster Farms Jefferson	55+ Active Adult	Ranch SF homes	High \$300Ks–Low \$500Ks
Northminster Place Jefferson	55+ Active Adult	Large ranch SF	High \$200Ks–High \$300Ks
Traditions of Braselton Jefferson/Braselton	Age-Targeted Active Adult	Ranch & primary-on-main	\$400Ks–\$700Ks+

Community	Key Amenities
Cresswind Georgia at Twin Lakes	Clubhouse, fitness center, SmartFIT studio, indoor & outdoor pools, large pickleball center, trails, lakes, event lawn
Del Webb Chateau Elan	Clubhouse, pool, fitness center, trails, lawn maintenance
The Grand	Planned clubhouse, fitness, pool, trails
Jackson Landing	Value-focused new construction
Lake Preserve at Jackson Trail	Lake, trails, new construction
Mallard's Landing	Pools, cabanas, playground
Northminster Farms	Clubhouse, pool, pickleball, lawn care
Northminster Place	Gated, landscaping, clubhouse
Traditions of Braselton	Golf, resort pool, fitness, pickleball

Community/HOA Fee*	Services Included
Cresswind Georgia at Twin Lakes	Lawn care, common area maintenance, amenities access, security monitoring, cable/internet (varies)

\$249 – \$620/month (varies by home and phase)	
Del Webb Chateau Elan \$250–\$400 Monthly (estimated)	Lawn care, amenities, common areas, clubhouse, pool, fitness center
The Grand TBD	Lawn care; clubhouse; fitness center; pool; pickleball; bocce; walking trails; common-area landscaping; social programming (planned)
Jackson Landing Modest	Entrance landscaping; common-area upkeep; street lighting maintenance
Lake Preserve at Jackson Trail \$42–\$167/mo	Common-area landscaping; lake & trail maintenance; entrance maintenance; limited amenities upkeep
Mallard Landing Approx \$33/month	The HOA provides common-area maintenance, entrance landscaping, general neighborhood upkeep, and street lighting.
Northminster Farms \$167/mo	Full lawn care; landscaping; clubhouse access; pool; pickleball; common-area maintenance; sidewalks & lighting; community events
Northminster Place \$83–\$200/mo	Landscaping/lawn care; gated entrance maintenance; clubhouse; common-area upkeep; streetscape maintenance
Traditions of Braselton Moderate	Common-area landscaping; clubhouse; pool; fitness center; tennis/pickleball; sidewalks; trail upkeep; trash (some phases); gate/security (some sections)
*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
Cresswind Georgia at Twin Lakes	2020–present	1,397–2,800+ sq ft	
Del Webb Chateau Elan	2016–present	1,500–3,000	0.10–0.30
The Grand	2025–present	1,850–3,530 sq ft	0.14 -0.22 acres
Jackson Landing	2025–present	1,774 - 3,216	0.33 - .034
Lake Preserve at Jackson Trail	2020–present	1,408–2,231 sq ft	0.10 - 0.16
Mallard's Landing	2023–present	2,500–3,314 sq ft	0.20 - 0.35 acres
Northminster Farms	2023 - present	1,800 - 2200	0.20 - 0.36 acres
Northminster Place	2020–present	1,397–2,800+ sq ft	0.12–0.25 acres
Traditions of Braselton	2004–present	2,100–8,014 sq ft	0.20 - 0.50 acres

Community	Walkability*	Distance to Shopping	Distance to Medical
Cresswind Georgia at Twin Lakes	High	5–10 minutes	10–15 minutes
Del Webb Chateau Elan	High	5–10 minutes	10–15 minutes
The Grand	Planned High	10–15 minutes	15–20 minutes
Jackson Landing	Moderate	~10 minutes	15–20 minutes
Lake Preserve at Jackson Trail	Moderate	10–15 minutes	15–20 minutes
Mallard's Landing	Moderate	10–15 minutes	15–20 minutes
Northminster Farms	Moderate	10–15 minutes	15–20 minutes
Northminster Place	Moderate	10–15 minutes	15–20 minutes
Traditions of Braselton	Moderate–High	5–10 minutes	10–15 minutes
*Typically a car or other transportation will be needed for errands, shopping and to medical.			

Community	Senior Appeal
Cresswind Georgia at Twin Lakes	Designed for active adults seeking a highly social, amenity-focused 55+ environment with low-maintenance living and convenient access to the I-85 corridor.
Del Webb Chateau Elan	Appeals to buyers looking for a nationally recognized 55+ community with structured amenities, organized activities, and access to the Braselton area and I-85.
The Grand	Future 55+ option for those planning ahead who want a newer, amenity-focused community with proximity to healthcare and major travel corridors.
Jackson Landing	Well-suited for those prioritizing affordability and newer construction, offering practical layouts and convenient access to Jefferson-area shopping and services.
Lake Preserve at Jackson Trail	Appeals to budget-conscious buyers who want a quieter setting with some natural surroundings, while remaining within driving distance of everyday needs.
Mallard's Landing	Attractive to those who prefer a multigenerational neighborhood with newer homes and amenities, while still having access to ranch-style options.
Northminster Farms	Appeals to buyers seeking newer ranch-style homes in a smaller, less overwhelming community, with convenient access to Jefferson and surrounding services.
Northminster Place	Well-suited for those who want a smaller, gated 55+ environment with larger ranch homes, lower-maintenance living, and a quieter setting.

Traditions of Braselton	Appeals to active buyers who enjoy golf, amenities, and a strong social environment, while being comfortable in a non-age-restricted community with a mix of home styles.
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Community Evaluation Checklist

A full step-by-step checklist is available as a separate guide at www.tomsharprealtor.com/55-relocation-checklist



Scan for the
Community
Evaluation Checklist

Community & Lifestyle

- ☐ Age-restricted (55+) or age-targeted fit
- ☐ Social environment and activity level appropriate
- ☐ Walkability and overall condition acceptable
- ☐ Pet policies acceptable

Home Features

- ☐ Single-level living or primary living on main level
- ☐ Minimal or zero-step entry
- ☐ Functional layout and accessible bathroom
- ☐ HOA allows needed exterior modifications
- ☐ Lot size manageable

Location & Convenience

- ☐ Grocery, pharmacy, and daily needs nearby

- ☐ Access to hospitals and medical providers
- ☐ Reasonable distance to friends and family
- ☐ Nearby parks, trails, or community spaces

Amenities & Community Life

- ☐ Clubhouse or shared spaces available
- ☐ Activities, clubs, or events offered
- ☐ Opportunities for social connection or volunteering

HOA & Financial Considerations

- ☐ HOA fees and billing schedule understood
- ☐ Services included are clear
- ☐ Key restrictions (fencing, parking, rentals) acceptable
- ☐ Property taxes, insurance, and utilities reviewed
- ☐ Overall affordability confirmed

Medical & Support Access

- ☐ Primary care and specialists accessible
- ☐ Access to support services if needed

Moving Preparation

- ☐ Downsizing plan in place
- ☐ Movers and services arranged
- ☐ Key logistics (mail, utilities, closing) planned

Planning Ahead for Future Housing Choices



Free planning resources to help explore housing options,
local services, and community choices.

Deciding Whether to Stay or Move

- ✓ Staying Independent
- ✓ Safety & Convenience
- ✓ Cost of Staying vs. Moving
- ✓ Planning Before a Crisis



Planning a Move & Finding Help

- ✓ Finding Trusted Help
- ✓ What Do I Do First?
- ✓ Decluttering & Downsizing Steps
- ✓ Preparing home for Sale



Explore Housing & Communities

- ✓ Comparing Communities & Costs
- ✓ Convenience & Accessibility
- ✓ Lifestyle & Amenities
- ✓ Is 55+ Right for Me?



FREE
RESOURCES

No registration required

Disclaimer: Information was compiled from publicly available sources and is believed accurate at the time of publication but may change without notice. This guide is provided for general informational purposes only.

Scan for free resources



Available online:

- 16+ educational brochures
- Senior Services Guide
- Community Guides for surrounding counties
- Planning resources

Planning Ahead Resources created by Tom Sharp, REALTOR®
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