

Community Guide

Athens-Clarke County



Athens–Clarke County Senior Communities Guide

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Welcome to Athens–Clarke County

Athens–Clarke County offers a unique blend of accessibility, culture, and healthcare access that makes it especially appealing for older adults seeking lifelong living in a vibrant, established community. Unlike more suburban or resort-style areas, Athens provides seniors with close proximity to nationally recognized hospitals, specialty medical care, and a wide range of everyday services, all within a compact geographic area. This reduces driving time and supports independence well into retirement.

Many senior-friendly neighborhoods in Athens–Clarke feature established single-family homes, often with ranch or primary-on-main layouts that are well suited for aging in place. Mature trees, walkable streets, and long-standing community character define much of the housing stock, offering a sense of stability and familiarity that appeals to retirees who value comfort over constant new development. While some neighborhoods have HOAs with limited services, many areas offer low or no HOA oversight, allowing homeowners flexibility in how they maintain and adapt their homes over time.

Athens–Clarke also stands out for its walkability and access to cultural amenities. Dining, arts, continuing education opportunities, and community events are readily available, supporting an active and socially connected lifestyle. Neighborhoods closer to in-town Athens and Normaltown are particularly attractive to seniors who prioritize walkability and short distances to medical providers, shopping, and recreation.

Overall, Athens–Clarke County is best suited for seniors who want convenience, healthcare access, and an engaged community environment rather than a gated or resort-style setting. It supports lifelong living through proximity, services, and variety—making it an excellent option for retirees who want to remain active, independent, and connected.

Lifelong Living On Your Terms: 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

How to Use This Guide

This guide is designed to help seniors, their families, caregivers, and homebuyers compare 55+, active adult, and senior-friendly communities using the principles of lifelong living on your terms—focusing on convenience and safety, with senior-friendly home selection and technology that support lifelong independence, easy communication with family, and living on your terms.

Each community profile includes a narrative overview, key features, pricing expectations, amenities, HOA details, and insights on how the community supports long-term independence and lifelong living.

Use this guide to:

- Understand the differences between 55+, active adult, and senior-friendly community classifications.
- Compare pricing, HOA fees, included services, and amenities at a glance.
- Identify which home and community features best support lifelong living and long-term independence.
- Review community-specific notes that highlight senior appeal, accessibility considerations, and lifestyle fit.
- Use optional comparison tools (such as grids or charts) for quick side-by-side evaluation.
- Focus on communities that align with your lifestyle, mobility needs, and budget—whether local or nationwide.

Community Classification Definitions

True 55+ Active Adult Community

A legally age-restricted community designed exclusively for adults 55+. These neighborhoods offer ranch-style homes, low-maintenance living, and social amenities tailored to seniors.

Age-Targeted / Active Adult-Friendly Community

Not legally age-restricted, but intentionally built to attract adults 55+ with ranch homes, walkability, social amenities, and lifestyle programming.

Affordable Senior-Friendly Community

A non-restricted community with home designs and price points that appeal to seniors, often including ranch layouts, smaller lots, and manageable HOAs.

Senior-Friendly Ranch Homes

Single-family homes designed with lifelong living features such as single-level living, wide hallways, step-free entries, and low-maintenance exteriors.

COMMUNITY DESCRIPTIONS

Brookfield

Classification: Senior-Friendly Community

Brookfield is a charming, affordable, older neighborhood offering a strong mix of ranch and split-level homes on level lots. Its mature trees, walkability, and easy access to Loop 10 and shopping centers make it ideal for retirees looking for convenience without sacrificing peaceful surroundings.

◻ Price Range: High \$200Ks–Low \$400Ks

- \$LANG\$ HOA: None
- \$LANG\$ Home Types: Ranch & split-level
- \$LANG\$ City: North/West Athens
- \$LANG\$ Features: Mature trees; level lots
- \$LANG\$ Senior Appeal: Affordable & accessible

Cedar Creek

Classification: Senior-Friendly Community

Cedar Creek is one of Athens' most established senior-appropriate neighborhoods, offering large lots, wide streets, and an abundance of ranch homes. Built between the 1970s and 1990s, the homes provide spacious layouts and strong bones ideal for aging-in-place upgrades. Its peaceful environment and proximity to Eastside shopping increase its appeal.

- ◻ Price Range: Mid \$300Ks–\$500Ks
- \$LANG\$ HOA: Voluntary/Minimal
- \$LANG\$ Home Types: Ranch & traditional
- \$LANG\$ City: East Athens
- \$LANG\$ Features: Large lots; mature trees
- \$LANG\$ Senior Appeal: Ideal ranch-home availability

Forest Heights

Classification: Affordable Senior-Friendly Community

Forest Heights is a well-located, older neighborhood near Normaltown and medical providers. With many ranch and cottage-style homes, it offers an appealing combination of affordability and accessibility for seniors. Its walkable streets and close proximity to two major hospitals make it a practical choice for retirees wanting convenience and value.

- ◻ Price Range: High \$200Ks–High \$300K
- \$LANG\$ HOA: None
- 🏠 Home Types: Ranch & cottage-style
- 📍 City: Normaltown
- ⭐ Features: Walkable; near hospitals
- 👵 Senior Appeal: Affordable & highly convenient

Highland Park

Classification: Senior-Friendly Community

Highland Park is located in East Athens and offers a wide selection of ranch and traditional single-family homes. With modest lot sizes, strong walkability, and proximity to shopping on Gaines School Road, it is appealing to seniors wanting minimal exterior maintenance and easy access to services.

- ◻ Price Range: Low–Mid \$300Ks
- \$LANG\$ HOA: Minimal or none
- 🏠 Home Types: Ranch & traditional
- 📍 City: East Athens
- ⭐ Features: Walkable, convenient access
- 👵 Senior Appeal: Low-maintenance living

Jennings Mill Country Club

Classification: Senior-Friendly Community

Jennings Mill is one of Athens' premier established golf communities and a top choice for seniors seeking comfort, convenience, and strong resale value. With ranch and primary-on-main floorplans, quiet streets, and mature landscaping, it is ideal for those wanting to maintain an active lifestyle while minimizing home maintenance demands. Its proximity to Epps Bridge shopping, dining, and medical offices increases everyday convenience.

- ▣ Price Range: Mid \$400Ks-\$700Ks+
- \$LANG\$ HOA: Modest; varies by section
- 🏠 Home Types: Ranch & primary-on-main
- 📍 City: West Athens near Epps Bridge
- ☒ Amenities: Optional golf & club membership
- 👵 Senior Appeal: Mature, quiet, highly accessible

Kingswood

Classification: Senior-Friendly Community

Kingswood is one of Athens' most established ranch-home neighborhoods, known for its spacious layouts and large wooded lots. The majority of homes are single-level, making the neighborhood particularly attractive for aging-in-place. Kingswood offers peaceful living with convenient access to Atlanta Highway amenities and healthcare providers.

- ▣ Price Range: Mid \$300Ks-Mid \$500Ks
- \$LANG\$ HOA: None
- 🏠 Home Types: Primarily ranch
- 📍 City: West Athens
- ⭐ Features: Large wooded lots, quiet streets
- 👵 Senior Appeal: Strong single-level living focus

Tanglewood

Classification: Senior-Friendly Community

Tanglewood is known for its large, well-built ranch homes situated on wooded, private lots. Many homes feature open floorplans, wide hallways, and classic designs ideal for mobility and comfort. This neighborhood offers tranquility while remaining a short drive from shopping and medical facilities.

- ⌚ Price Range: Mid \$300Ks-\$600Ks
- 💵 HOA: None
- 🏡 Home Types: Large ranch homes
- 📍 City: East Athens
- ⭐ Features: Wooded lots; privacy
- 👵 Senior Appeal: Spacious layouts ideal for aging-in-place

Towns Walk (Single-Family Only)

Classification: Senior-Friendly Community

Towns Walk includes a mix of home types, and its single-family homes offer modern construction with smaller lots and open layouts that appeal to older buyers. Its location provides convenience to UGA, shopping, and commuter routes, making it ideal for seniors wanting accessibility and minimal yardwork.

- ⌚ Price Range: Mid \$400Ks-Low \$500Ks
- 💵 HOA: Varies (covers common areas)
- 🏡 Home Types: Modern single-family
- 📍 City: West Athens
- ⭐ Features: Walkable; convenient to UGA & Loop 10
- 👵 Senior Appeal: Low maintenance; modern floorplans

Westgate Park

Classification: Senior-Friendly Community

Westgate Park offers newer-construction homes with modern layouts, including ranch and primary-on-main designs.

Energy-efficient systems and low-maintenance lots make it appealing to seniors seeking comfort without major upkeep.

Its location near Jefferson Road provides quick access to daily services and healthcare.

- ⌚ Price Range: Low-Mid \$400Ks
- 💵 HOA: Modest
- 🏡 Home Types: Ranch & 2-story
- 📍 City: Northwest Athens
- ⭐ Features: Newer builds; easy upkeep
- 👵 Senior Appeal: Modern convenience & low maintenance

Community	Classification	Home Types	Price Range (Est.)
Brookfield Athens (Northwest Athens area)	Senior-Friendly	Ranch & split-level	High \$200Ks–Low \$400Ks
Cedar Creek Athens (East Athens)	Senior-Friendly	Ranch & traditional	Mid \$300Ks–\$500Ks
Forest Heights Athens (Normaltown / In-town Athens)	Affordable Senior-Friendly	Ranch & cottage	High \$200Ks–High \$300Ks
Highland Park Athens (East Athens area)	Senior-Friendly	Ranch & traditional	Low–Mid \$300Ks
Jennings Mill Country Club Athens (West Athens area)	Senior-Friendly	Ranch & primary-on-main	Mid \$400Ks–\$700Ks+
Kingswood Athens (West Athens area)	Senior-Friendly	Primarily ranch	Mid \$300Ks–Mid \$500Ks
Tanglewood Athens (East Athens area)	Senior-Friendly	Large ranch homes	Mid \$300Ks–\$600Ks
Towns Walk (Single-Family Only) (West/Southwest Athens near Timothy Road)	Senior-Friendly	Modern single-family	Mid \$400Ks–Low \$500Ks
Westgate Park Athens (Northwest Athens near Jefferson Road)	Senior-Friendly	Ranch & 2-story	Low–Mid \$400Ks

Community	Key Amenities
Brookfield	Mature trees; Level lots; Near Loop 10 & parks
Cedar Creek	Mature trees; Large lots; Near Eastside shops
Forest Heights	Walkable; Near Normaltown restaurants; Close to hospitals
Highland Park	Walkable area; Near shops on Gaines School Road
Jennings Mill Country Club	Golf, clubhouse, optional membership, sidewalks; Near Epps Bridge shopping & dining
Kingswood	Large wooded lots; Quiet streets; Near Atlanta Hwy retail corridor
Tanglewood	Wooded privacy; Near Eastside shopping; Quiet streets

Towns Walk (Single-Family Only)	Sidewalks; Near Timothy Road shopping; Convenient to UGA & Loop
Westgate Park	Newer builds; Near Jefferson Rd; Low-maintenance yards

Community	HOA (Est.)	Services Included
Brookfield	None	Common areas and entrance maintenance (limited)
Cedar Creek	Voluntary/ Minimal	Limited HOA; entrance and common areas (varies by section)
Forest Heights	None	None or very minimal HOA
Highland Park	Minimal or none	Minimal HOA; limited common area upkeep
Jennings Mill Country Club	Modest; varies by section	Golf course and clubhouse maintenance; amenities access; common area landscaping (varies by section)
Kingswood	None	Common area maintenance; entrance upkeep (limited)
Tanglewood	None	Common area maintenance; entrance landscaping
Towns Walk (Single-Family Only)	Moderate (covers common areas)	Landscaping of common areas; walkways; neighborhood upkeep
Westgate Park	Modest	Common area and entrance maintenance

Community	Year Built	Typical Lot Size	Typical Home Size
Brookfield	1960s–1980s	0.4–0.8 acres	1,500–2,400 sq ft
Cedar Creek	1970s–1990s	0.5–1.0 acres	1,800–3,000 sq ft
Forest Heights	1960s–1980s	0.3–0.6 acres	1,100–1,800 sq ft
Highland Park	1970s–1990s	0.3–0.5 acres	1,500–2,200 sq ft
Jennings Mill Country Club	1980s–2000s	0.3–0.6 acres	2,000–3,500 sq ft

Kingswood	1970s–1990s	0.4–1.0 acres	1,800–3,000 sq ft
Tanglewood	1970s–1990s	0.5–1.2 acres	2,000–3,500 sq ft
Towns Walk (Single-Family Only)	2010s	0.15–0.25 acres	1,800–2,400 sq ft
Westgate Park	2018–2023	0.2–0.3 acres	1,800–2,600 sq ft

Community	Walkability	Distance to Shopping	Distance to Medical
Brookfield	Moderate	5–8 minutes	10–12 minutes
Cedar Creek	Moderate	4–7 minutes	10–12 minutes
Forest Heights	High	2–5 minutes	3–7 minutes
Highland Park	High	2–4 minutes	10–12 minutes
Jennings Mill Country Club	Moderate (internal streets; near shopping)	2–5 minutes to Epps Bridge Centre	8–12 minutes to Piedmont Athens / St. Mary's
Kingswood	Low (spread-out lots)	3–7 minutes to Atlanta Highway	10–14 minutes
Tanglewood	Low	5–8 minutes	10–12 minutes
Towns Walk (Single-Family Only)	High	3–5 minutes	10–12 minutes
Westgate Park	Moderate	5–7 minutes	12–15 minutes

Community	Senior Appeal
Brookfield	Well-suited for seniors who want a traditional neighborhood feel with manageable homes and easy access to Athens services.
Cedar Creek	Suitable for seniors wanting space and privacy while remaining within reasonable distance of Athens shopping and healthcare.
Forest Heights	Appeals to seniors seeking low overhead, established homes, and a quiet setting close to Athens amenities.
Highland Park	Attractive to seniors prioritizing affordability, independence, and central Athens convenience.
Jennings Mill Country Club	Strong appeal for seniors who enjoy golf, social opportunities, and proximity to shopping and Athens medical facilities.
Kingswood	Appeals to seniors seeking an established, quiet neighborhood with convenient access to shopping, dining, and healthcare.
Tanglewood	Good fit for seniors wanting a stable, residential neighborhood near shopping and medical care without resort-style costs.
Towns Walk (Single-Family Only)	Low-maintenance single-family homes with walkability and close proximity to shopping and medical services.
Westgate Park	Popular with seniors looking for a well-located neighborhood near retail, dining, and major medical facilities.

How to Choose a Realtor for Your Senior Transition

A Guide for Seniors, Caregivers, and Families
Navigating Downsizing, Lifelong Living and 55+ Community Moves

Choosing the right Realtor is one of the most important decisions you will make during a major life transition such as downsizing, relocating to a 55+ community, or preparing a home for lifelong living on your terms. Not all agents understand the unique needs of seniors or the challenges involved when a home has been lived in for many years. This guide

1. Choose a Realtor Who Understands Lifelong Living On Your Terms

- They should be familiar with floorplans that support mobility, safety, and long-term independence.
- Knowledge of home modifications such as grab bars, lever handles, and zero-step entries is essential.
- An understanding of 55+, age-targeted, and senior-friendly community differences is critical.

2. Look for Patience, Compassion, and Emotional Awareness

- Moving later in life often involves emotional attachments, lifestyle changes, or health challenges.
- A qualified Realtor will move at your pace, listen carefully, and provide clear, calm guidance.
- They should understand the emotional impact of leaving a long-term home.

3. Look for Helpful Specialized Credentials

- Credentials such as SRES® indicate focused education in downsizing, relocation, and later-life financial considerations.
- Familiarity with smart home features can support safety, convenience, independence, and family communication over time.
- A demonstrated commitment to senior-focused work. Ongoing education often reflects an intention to serve senior clients thoughtfully, not as standard transactions.

4. Choose Someone with a Strong Local Network

- A senior-focused Realtor can connect you with downsizing specialists, estate sale providers, organizers, movers, and lifelong living concept contractors.
- They should also provide contacts for elder law attorneys, financial advisors, and senior service providers.

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- They should also provide contacts for elder law attorneys, financial advisors, and senior service providers.

5. Confirm Their Communication Style Fits Your Needs

- Adult children are often involved—your Realtor should be comfortable communicating with multiple family members.
- They should offer clear explanations without rushing or overwhelming you.
- Ask how they keep clients updated during the process (text, phone, email).

6. Ask Whether They Provide Personalized Transition Planning

- A great senior Realtor helps with more than just listing a home.
- They should offer a step-by-step plan tailored to your timeline, mobility needs, and lifestyle goals.
- This may include identifying ideal communities, preparing the home for sale, coordinating services, and helping with relocation.

7. Look for Genuine Compassion and Advocacy

- Your Realtor should act as your advocate—protecting your interests at every step.
- They should demonstrate patience, empathy, and understanding of seniors' unique concerns.
- Most importantly, they should make you feel supported and respected.

Choosing the right Realtor can make the difference between a stressful transition and a smooth, well-supported experience. Look for expertise, compassion, professionalism, and a strong understanding of senior housing—and you will be in excellent hands.

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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