

Community Guide

Jackson County



Jackson County Senior Communities Guide

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Welcome to Jackson County

A thoughtful blend of established neighborhoods, everyday convenience, and lifelong living on your terms.

Jackson County offers a balance that many people look for as they think about their next chapter: a quieter pace of life, room to breathe, and convenient access to everyday needs. Located just northeast of Athens, the county blends small-town communities, established neighborhoods, and newer residential developments, making it appealing to a wide range of lifestyles and stages of life.

For many residents, Jackson County's appeal lies in its flexibility. Some areas feel distinctly rural, with larger lots and open space, while others are closer to shopping, dining, and medical services. This variety allows people to choose what "lifelong living" looks like for them — whether that means being near activity and amenities or enjoying a more peaceful setting with fewer demands.

Jackson County is also known for its growing focus on community planning and accessibility. As the population has expanded, so have options for healthcare, recreation, and local services. This has made the county increasingly attractive to those exploring housing that can support both current needs and future considerations, without feeling transitional or limiting.

This guide is designed to help you understand the range of communities found throughout Jackson County, with an emphasis on clarity rather than sales. The goal is to give you a practical overview so you can compare options, ask informed questions, and decide what feels like the right fit — now and over time.

Whether you are considering a move today or simply gathering information for the future, Jackson County offers choices that support **lifelong living** in a way that is personal, flexible, and grounded in everyday realities.

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

Cresswind Georgia at Twin Lakes

Classification: 55+ Active Adult Resort Community

Cresswind Georgia at Twin Lakes is a premier 55+ active adult community by Kolter Homes, offering resort-style living focused on wellness, connection, and lifelong living. The community features single-level and main-level-living floorplans designed for convenience, safety, and independence, with optional upstairs spaces for guests. A full-time lifestyle director coordinates clubs, events, and fitness programs, while the community's expansive pickleball complex, indoor and outdoor pools, SmartFIT fitness center, and lake amenities create a vibrant, social environment. With homes ranging from modest ranches to larger, upgraded plans, Cresswind attracts active adults seeking an amenity-rich lifestyle with low-maintenance living and strong senior appeal.

- 🏠 Price Range: Mid-\$300Ks to ~\$950K+
- 💰 HOA: ~\$249-\$620/month (varies by phase & home)
- 🏡 Home Types: Mostly ranch with optional upstairs flex/guest suites; 15 plan options
- 📍 City: Hoschton (Jackson County)
- ✨ Amenities: Clubhouse, SmartFIT center, indoor/outdoor pools, pickleball complex, trails, lakes, lifestyle programs
- 🧑 Senior Appeal: Designed for 55+ adults seeking wellness, social connection, low-maintenance living, and lifelong living

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.

- 🏠 **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 Braselton | 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 \$249 – \$620/month (varies by home and phase) | Lawn care, common area maintenance, amenities access, security monitoring, cable/internet (varies) |
| 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 | Common-area landscaping; clubhouse; pool; fitness center; tennis/pickleball; sidewalks; trail upkeep; trash (some phases); gate/security (some sections) |
| Moderate | |
| *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. | | | |

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 will help you identify the qualities and skills that matter most.

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.

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.

Prepared by

Tom Sharp,

REALTOR®

www.TomSharpRealtor.com

706-331-6035



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