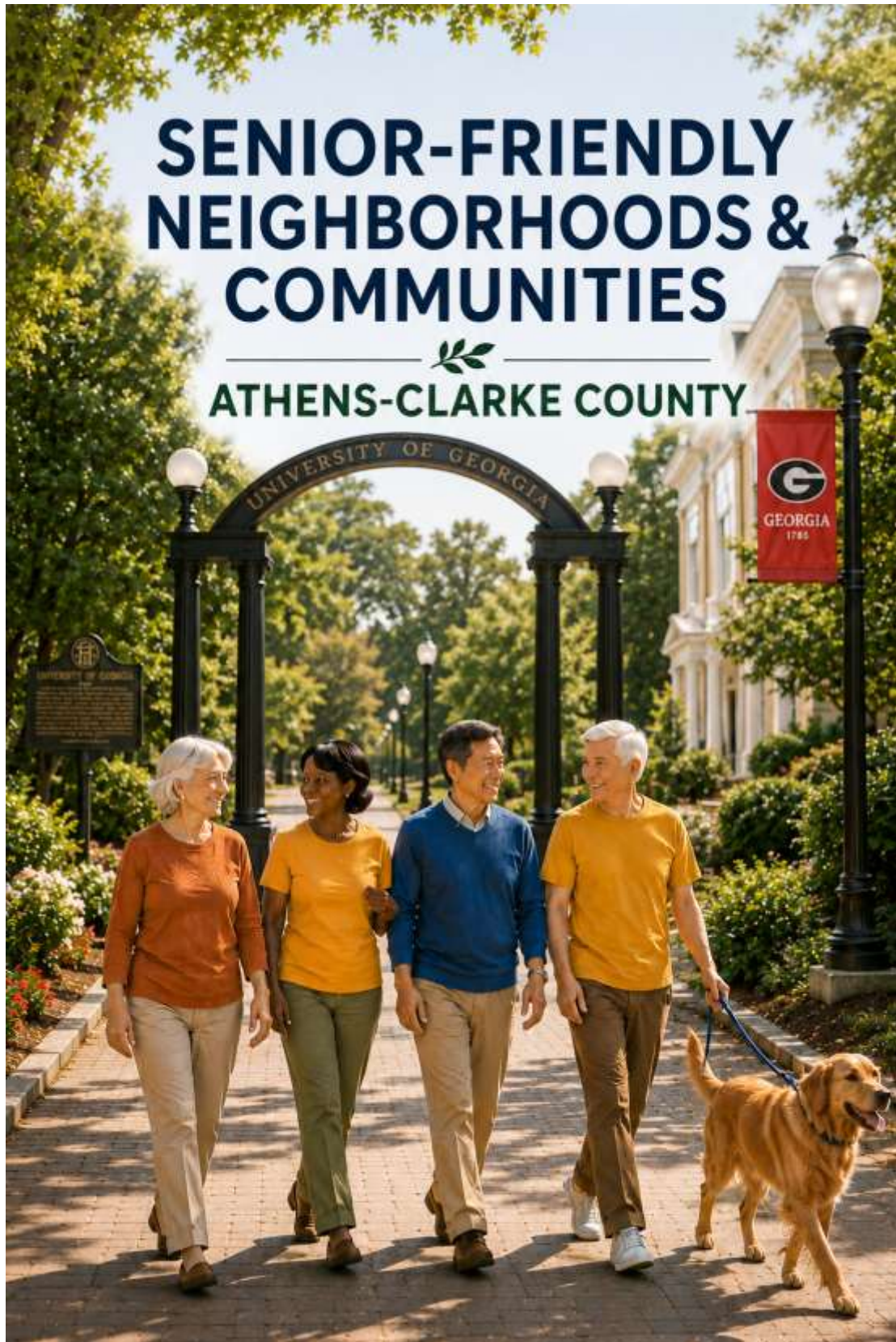


SENIOR-FRIENDLY NEIGHBORHOODS & COMMUNITIES

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ATHENS-CLARKE COUNTY



Senior-Friendly Neighborhoods & Communities

Athens-Clarke County

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Welcome to Athens–Clarke County

Athens–Clarke County offers a mix of accessibility, culture, and healthcare access that supports lifelong living in an established, connected community. Unlike resort-style or gated areas, most neighborhoods are integrated into the city itself—keeping everyday needs like shopping, dining, and medical care within a short drive.

Many senior-friendly options in Clarke County are found in established neighborhoods with mature trees, familiar surroundings, and a range of home styles. One-level living is common, particularly in ranch-style homes, and many areas have little or no HOA oversight. This provides flexibility for homeowners who want to maintain and adapt their homes over time without added restrictions.

Another advantage is proximity. Healthcare providers, including major hospitals and specialty care, are located within or near Athens, reducing travel time for routine and specialized care. Neighborhoods closer to in-town Athens and areas like Normaltown offer additional walkability and convenient access to services, dining, and community life.

Clarke County also supports an active lifestyle. Local parks, cultural events, continuing education opportunities, and a strong sense of community make it easier to stay engaged and connected. Rather than feeling separate from the city, most neighborhoods allow residents to remain part of everyday Athens life.

How Clarke County Fits

Works well if:

- You want to stay close to healthcare, shopping, and everyday services
- You prefer established neighborhoods with character and stability
- You value flexibility, including lower or minimal HOA involvement
- You want to remain connected to a vibrant, active community

May not be ideal if:

- You are looking for a true 55+ or resort-style community
- You prefer newer construction with fully maintenance-free living
- You want walkability in every part of daily life
- You prefer a quieter, more suburban or gated environment

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.

Comparison Community (Not Senior-Focused)

Communities that are not specifically designed with senior-friendly features, but are often considered due to location, amenities, or overall appeal. These neighborhoods may include larger homes, multi-level layouts, or greater distance from everyday services, making them a useful comparison point when evaluating long-term fit.

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

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

💰 HOA: None

🏡 Home Types: Ranch & split-level

📍 City: North/West Athens

🌟 Features: Mature trees; level lots

👴 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

💰 HOA: Voluntary/Minimal

🏡 Home Types: Ranch & traditional

📍 City: East Athens

🌟 Features: Large lots; mature trees

👴 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

💰 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

💰 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 floor plans, 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+

💰 HOA: Modest; varies by section and optional club participation

🏡 Home Types: Ranch & primary-on-main

📍 City: West Athens near Epps Bridge

⚡ Amenities: Optional golf & club membership

👴 Senior Appeal: Mature, quiet, highly accessible

Best Fit If: You value location, golf access, and an established community setting

Considerations:

🏡 Amenity-driven, lifestyle-focused community

🏡 ↑ Many two-story home designs

Lane Creek Plantation

Lane Creek Plantation is a master-planned golf community in Bishop offering a more spacious setting with a strong recreational focus. Homes vary in size and age, often with larger footprints and lots, and the community attracts residents who enjoy an active, socially connected environment with a quieter, more spread-out feel.

City: Bishop

🏠 Price Range: \$500Ks–\$1M+

HOA: Estimated monthly; amenity-driven

Home Types: Ranch and two-story homes, including newer construction

⚡ Amenities: Golf, clubhouse, pool, tennis, trails

Features: Master-planned design with recreational focus

Best Fit If: You want space, amenities, and a more relaxed pace with social options

Considerations:

🏡 Amenity-driven, lifestyle-focused community

🏡 ↑ Many two-story home designs

🚗 10–15+ minute drive to shopping and medical care

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

 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

The Georgia Club (Oconee side)

The Georgia Club is a large, amenity-rich golf community offering a resort-style living experience with a strong focus on social activity, recreation, and organized events. Homes range from traditional to custom, with many designed for space and separation, and the community sits just outside Watkinsville, providing a quieter setting while still within reasonable reach of Athens-area services.

City: Statham

🏠 Price Range: \$600Ks–\$1.5M+

HOA: Estimated monthly; higher due to amenities

Home Types: Ranch and two-story custom homes

🏌️ Amenities: Golf, clubhouse, pools, tennis, fitness, trails

Features: Resort-style amenities and social programming

Best Fit If: You want an active, amenity-forward lifestyle

Considerations:

🏠 Amenity-driven, lifestyle-focused community

🏠 ↑ Primarily 2-story homes

🚗 10–15+ minute drive to shopping and medical care

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)	Lifestyle/Amenity Driven	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
The Georgia Club Statham (near Athens)	Lifestyle/Amenity Driven	Primarily two-story homes; some primary-on-main	\$500Ks - \$1M+
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
The Georgia Club	Golf, clubhouse, optional membership; sidewalks; Active social environment; Near Epps Bridge shopping & dining
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 \$100-\$150/yr.	Limited HOA; entrance and common areas (varies by section)
Forest Heights	None	None or very minimal HOA
Highland Park	Minimal or none (approx \$150/yr)	Minimal HOA; limited common area upkeep
Jennings Mill Country Club	\$900-\$1,500/yr. 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
The Georgia Club	\$1,220-\$2,500/yr** (varies by section)	Common area maintenance, landscaping of shared spaces, access to neighborhood amenities (varies by section)
Towns Walk (Single-Family Only)	Moderate (covers common areas)	Landscaping of common areas; walkways; neighborhood upkeep
Westgate Park	Modest	Common area and entrance maintenance
*HOA fees vary by community depending on amenities and services. For accurate current dues, please consult the HOA or listing agent for each subdivision.		
**Golf or country club extra		

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
The Georgia Club	2000s–2020s	0.25–0.6 acrea	2,500–5,000+
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			10–14 minutes

	Low (spread-out lots)	3–7 minutes to Atlanta Highway	
Tanglewood	Low	5–8 minutes	10–12 minutes
The Georgia Club	Moderate	10-15 minutes	15-20 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.
The Georgia Club	Amenity-rich community with a strong social environment and newer homes, appealing to those who value golf and club activities. Mostly 2-story homes and a short drive to
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.

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.

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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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