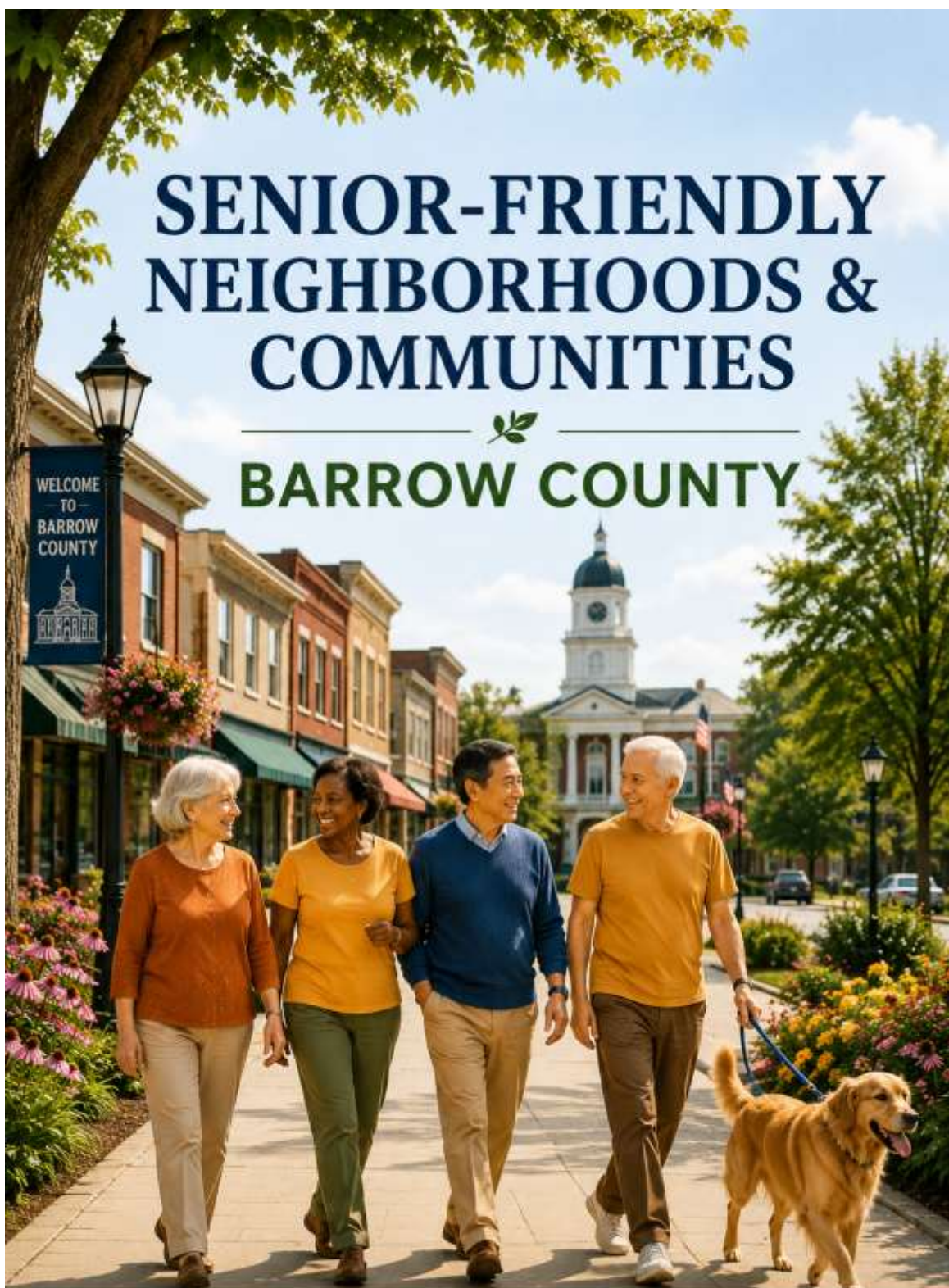


SENIOR-FRIENDLY NEIGHBORHOODS & COMMUNITIES



BARROW COUNTY



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

Senior-Friendly Neighborhoods & Communities

Barrow County

Table of Contents

Welcome to Barrow County	2
Using This Guide	3
Community Classification Definitions.....	3
Thinking Beyond Location: Key Home Features and Helpful Technologies	4
Community Descriptions	
Kentmere (Auburn – Barrow County)	5
Stonehaven.....	6
St. Ives.....	7
Traditions at Braselton (Barrow side).....	8
Villas at Winder	9
Communities Summary Chart	10
Communities Evaluation Checklist.....	13

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.

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.

A Note About Oconee County

Unlike some surrounding counties, Oconee County currently offers few communities specifically designed for active-adult or age-targeted living. Most communities highlighted in this guide are traditional neighborhoods that may appeal to those seeking convenience, ranch-style homes, manageable maintenance, or features that support long-term living.

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.

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

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

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

Traditions of Braselton (Barrow) \$150-\$300/Month	Common area maintenance, neighborhood landscaping, amenities; golf and club memberships optional
Villas at Winder \$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
Kentmere (Auburn – Barrow County)	2020s	1,800–3,000 sq ft	0.18–0.3 acres
Saint Ives	1993–2024	2,500–4,000+ sq ft	0.3–0.7 acres
Stonehaven	2020s	2,000–3,500 sq ft	0.2–0.4 acres
Traditions of Braselton (Barrow)	2004–2020	2,000–3,500	0.20–0.50
Villas at Winder	2005–2016	1,300–2,000 sq ft	Small, low-maint. lots

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

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

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

Community Evaluation Checklist

Includes items that address planning considerations for age-qualified and senior-focused communities, including lifestyle and amenities..

Community & Lifestyle Fit

- ____ Age-restricted (55+) or age-targeted?
- ____ Social environment & activity level appropriate?
- ____ Walkability & neighborhood condition acceptable?
- ____ Pet policies appropriate?
- ____ Visited community at different times of day?

Comments:

Home Features & Layout

- ____ Single-level living (no steps to main areas)
 - ____ Zero-step entry
 - ____ Wide doorways and hallways
 - ____ Accessible bathroom layout
 - ____ Walk-in shower available?
 - ____ Exterior modifications allowed by HOA?
 - ____ Lot size appropriate and manageable
- Comments:*

Location & Convenience

- ____ Close to grocery stores
- ____ Proximity to hospitals and urgent care
- ____ Pharmacy nearby
- ____ Nearby parks, walking trails, or fitness centers
- ____ Drive time to friends and family acceptable
- ____ Nearby senior centers

Comments:

Amenities & Activities

- ____ Clubhouse or activity center
- ____ Fitness center, pool, walking paths
- ____ Clubs and hobby groups available
- ____ Regular community events
- ____ Volunteer opportunities available

Comments:

HOA & Covenants Review

- ____ HOA fee amount and billing schedule understood
- ____ What services the fees include
- ____ Fencing rules acceptable
- ____ Exterior structure rules clear (sheds, etc.)
- ____ Parking/vehicle restrictions acceptable
- ____ Rental or Airbnb rules understood
- ____ Architectural

review process clear

Comments:

____ Junk removal or downsizing
services contacted

____ Movers hired

____ Pet transportation arranged

____ Mail forwarding

prepared *Comments:*

Financial Planning

____ Property taxes and available
exemptions reviewed____ Utility cost
estimates acceptable

____ Insurance requirements understood

____ Long-term affordability
confirmed

____ Closing costs @ moving
expenses estimated

Comments:

Pre-Move Logistics

____ Closing finalized

____ Utilities transferred

____ Voter registration

updated ____ Moving

day checklist prepared

Comments:

Medical & Support Resources

____ Nearby primary care providers

____ Access to specialists needed

____ Home health agencies nearby

____ Nearby pharmacies
and labs

____ Senior resource
agencies accessible

Comments:

Move-In & Community Orientation

____ Introduced to neighbors

____ Reviewed activity calendar

____ Attended first
community event

____ Amenities and

warranties confirmed

Comments:

Downsizing & Moving Preparation

____ Home inventory completed

NOTES:

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.

© 2025 - 2026 Tom Sharp. All rights reserved.

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®
Senior Real Estate Specialist®
Greater Athens Properties | (706) 331-6035