



# CRESSWIND TWIN LAKES

*Community Overview*



**Karen Spell**

REALTOR®, J.D., SRES  
55+ Community Expert  
321-279-1384

55PLACES.COM | Partner Agent

55activeadulthoodliving@gmail.com  
55activeadulthoodliving.com



**FUNARI**  
REALTY

3704 Village Way Suite A, Braselton, GA

Welcome to

## CRESSWIND TWIN LAKES

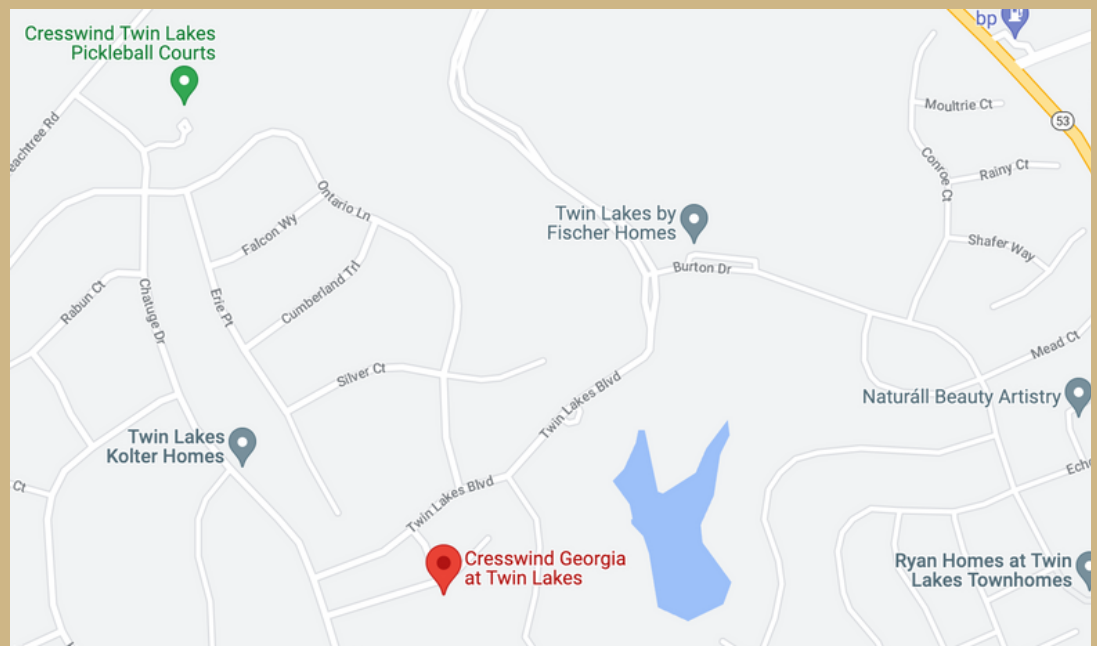
Cresswind Twin Lakes is a gated community of approximately 1300 homes when built out. Community features include extensive walking trails, two lakes for fishing, paddleboarding, kayaking and other non-motor crafts. Outdoor venues include a community garden, dog park, bocce courts, tennis courts, resort style pool, concert venue, and a world class Pickleball complex that will have 40 courts (21 are now in use) when completed.

The 36,000 square foot clubhouse has billiards, a craft room including a kiln, exercise room with a Barre, meeting rooms, bar, indoor heated pool and hot tub, huge ballroom with full demonstration kitchen, and an enormous fitness center with e-gym technology and more!

A full time activities director makes sure the social calendar is filled with events, concerts, parties, fitness classes and more.



This Premier 55+ community has easy access to historic Hoschton and downtown Braselton. Located 40 miles Northeast of Atlanta less than an hour from downtown Atlanta, Lake Lanier, the Blue Ridge Mountains and more.



# Home Specs

## CRESSWIND TWIN LAKES

Kolter is a premier 55+ community builder. This community has 15 ranch style floor plans ranging in square footage from 1397sq ft – 2815 sq feet. Known for its' zero entry showers and entryways as well as other age in place features.

**NOTE:** each floorplan can add a finished or unfinished loft and some basement lots are available to build on also. Both new build\*\* and resale options are available.

HOA dues are currently \$260.00\* a month and includes use of amenities, outside yard maintenance of common area and residences, basic cable, internet, alarm monitoring and the alarm. All prices subject to change without notice.

ARBOR	Square Ft	Beds	Baths	Garage
Almond	1,397	2	2	2
Ash	1,526	2 + Den	2	2
Aspyn	1,643	2 + Den	2	2
MULBERRY	Square Ft	Beds	Baths	Garage
Cedar	1,713	2 + Den	2	2*
Cyprus	1,762	3	2	2*
Dogwood	1,788	2 + Den	2	2*
Cedar	1,861	2 + Den	2	2*
Cyprus	2,012	2 + Den	2	2*
Dogwood	2,167	3 + Den	2	2*
JACKSON	Square Ft	Beds	Baths	Garage
Hickory	2,135	3	2.5	2*
Maple	2,216	3	2.5	2*
Pear	2,390	3 + Den	3	3
Poplar	2,592	3 + Den	3	2*
ARBOR	Square Ft	Beds	Baths	Garage
Almond	1,397	2	2	2
Ash	1,526	2 + Den	2	2

\*These models can also add an additional golf cart garage. Any garage can extend 4 feet if lot site accommodates same. \*\* There is currently a wait list for new build homes. Contact me for more info and how to get on the list.



## *About the Agent*

### **KAREN SPELL**

#### **55+ COMMUNITY EXPERT**

I am a 55+ Community Expert in the NE ATL Georgia area and can assist you in any of the more than 50 55+ Communities there. If you need a 55+ Expert in another area of the state or country, I can connect you with an expert in those areas as well. If you would like more information about this or other area 55+ communities do not hesitate to reach out to me.



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More resources from Karen:  
[55activeadulthoodliving@gmail.com](mailto:55activeadulthoodliving@gmail.com)  
[55activeadulthoodliving.com](http://55activeadulthoodliving.com)

Funari Realty  
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