



LAKE SOCIETY AT LAKE LANIER

Community Overview



Karen Spell

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3704 Village Way Suite A, Braselton, GA



Welcome to **LAKE SOCIETY AT LAKE LANIER**

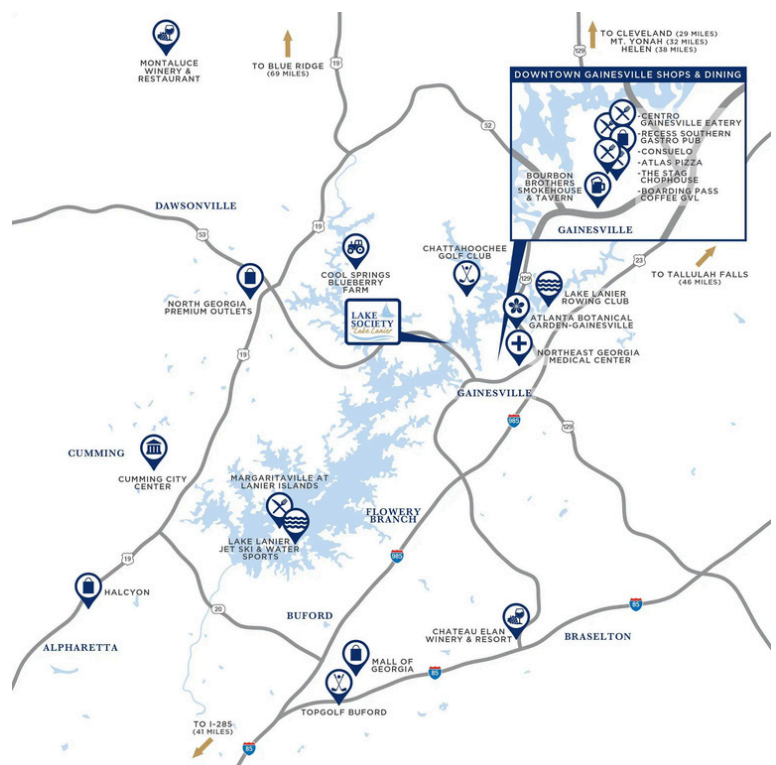
Welcome to 55+ Living at an elevated level! Located on 186 acres on the shores of Lake Lanier, this new community offers a one-of-a-kind upscale Active Adult living experience.

From its amenity-rich community center, waterfront access, and green spaces to the luxurious floorplans on offer from builders O'Dwyer Homes and Southwyck Communities, Lake Society is taking 55+ Living to a whole new level.

Life in Gainesville, GA

Lake Society at Lake Lanier is located in the thriving city of Gainesville, GA which boasts world class medical facilities and physicians, extensive shopping, dining and entertainment venues and a beautiful town square.

Gainesville, a Hall county community, is known for its Senior Friendly school tax property rates.



LAKE SOCIETY

ONLAKELANIER • ACTIVE ADULT COMMUNITY GUIDE



PREMIUM RESIDENTIAL COLLECTIONS

| Home Type / Builder | Base Price Range | Models Available | Included Features & Highlights |
|---|------------------------------|------------------|--|
| O'Dwyer Homes Single Family | \$576,200 - \$609,000 | 5 Models | Premium single-family floorplans designed for upscale 55+ living. Base pricing excludes site premiums. |
| Southwick Communities Single Family | \$615,000 - \$999,999 | 8 Models | Luxury single-family collections spanning up to \$1M. Base pricing excludes site premiums. |



2026 HOA & MAINTENANCE FEE STRUCTURES

| Membership Tier | Monthly Assessment | One-Time Initiation | Inclusions & Group Perks |
|---|--------------------|---|--|
| Master Association All flats & residents | \$225 / mo | \$1,350 | Full access to all resort amenities + \$450 Annual Food & Beverage Credit. |
| Single Family Association Includes Master Fee | \$325 / mo | \$3,300 (<small>\$1,950SF / \$1,350 Master</small>) | Complete lawn landscaping, Hotwire high-speed internet, and \$450 Annual Food & Beverage Credit. (<i>Add'l fee may apply for larger lots</i>) |
| Boat Slip Owners | +\$100 / mo | — | Dedicated slip maintenance fee for the 134-slip private marina. Slips available for lease or purchase. |
| RV Leases | \$450 / mo | — | Exclusive community RV lease site assessments. |

* Note: A \$150.00 New Account Set-Up Fee applies. Fees are based on the initial forecast budget; dues are set and adjusted annually.



RESORT-STYLE AMENITIES & LIFESTYLE

Clubhouse & Dining

- 14,000 Sq. Ft. Luxury Clubhouse
- On-site Restaurant Dining
- Private Movie Theatre
- State-of-the-Art Fitness Center

Lake & Marina Lifestyle

- **134 Private Boat Slips** (Lease/Purchase)
- Lakeside Pavilion
- Kayak & Paddleboard Storage
- Scenic Shoreline Location on Lake Lanier

Recreation & Sports

- Heated Lap Pool & Beach-Entry Resort Pool
- Pickleball and Tennis Courts
- Professional Putting Green
- Amphitheater & Interactive Games Lawn

Nature & Community

- 186 Acres of Upscale Active Adult Living
- Extensive Walking Trails & Dedicated Greenspace
- Private Fenced Dog Park & Pocket Parks



LOCATION HIGHLIGHTS: GAINESVILLE, GA (HALL COUNTY)

Healthcare Excellence

Boasts world-class medical facilities and top-tier practicing physicians.

Shopping & Culture

Extensive premium shopping, fine dining, entertainment venues, and a historic town square.

Tax Advantages

Senior Friendly Located in Hall County, offering highly advantageous school tax property rates for seniors.

Build Your Future With Peace of Mind.

Building your dream home at a premier active adult community like Lake Society is an exciting journey—but you shouldn't walk into the sales center alone.

It's a common misconception that the friendly onsite sales agent represents you. In reality, the builder's sales team works exclusively for the builder to get them the highest price and the best terms. An experienced Buyer's Agent by your side costs you nothing, yet gives you everything, from unbiased guidance and oversight to expert negotiation.

Let's Build Your Future Right

Before you visit the model homes or sign a builder's contract, ensure your interests are fully protected. Contact me, your 55+ Community Specialist for experienced support as you build your dream home on Lake Lanier.

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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