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At Your Service
UPDATE

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Personal Note

If you or someone you know is interested in golf course living, I have a list of communities with resale homes and new construction from \$250,000 to well over \$1,000,000. I'll be happy to send you the list. Just give me a call!

GOLF IN ATLANTA

If you are a golfer and live in the Atlanta area, you're in Nirvana! Atlanta was recently rated among the top five metropolitan areas in terms of the number of golf courses per capita. According to Golf Digest, we're far better than New York City, Boston, Los Angeles, San Francisco and Philadelphia as a result of a boom in building new courses in the 1990's. And it's getting even better!

The recent trend here is for companies like Cannongate to buy private and semi-private courses and turn them into public and semi-private ones, making tee times available to almost anyone at any time. You may pay a slight premium for the ability to secure the most sought after tee times but those times, once unavailable can now be secured for all but the heaviest of holiday periods. Competition, once non-existent, is causing many courses to reduce rates, run specials and generally fight for the "almighty" golfing dollar.

With so many golf courses to choose from, it begs the question, "What if I live on one? Will it sell more quickly if it's on the course, rather than, say, across the street? Will I have to pay a premium?"

WHO LIVES IN A GOLF COMMUNITY?

There are numerous types of golf communities for people young and old from active adults to young working professionals. Golf community construction is nothing new and one can find older, more established private communities or newer ones still in the process of being built out. Golf communities appeal to a wide range of homebuyers, there is no doubt about it, and are home to the young, the old, and everyone in between.

Many younger families move into a golf community because they seek a tranquil surrounding and a beautiful home to enjoy while not at the office. Older couples choose golf course community living for retirement. For these active adults, private communities simply represent a change of pace. There is a whole segment of golf communities catering to this 55 and older segment, commonly referred to as active adults or seniors. Retirement

Continued on Page 2

Golf Communities

Inside this issue:

Golf in Atlanta	1
Who Lives in a Golf Community?	1
Benefits of Living in a Golf Community	2
Housing in Golf Communities	2
North Georgia Golf Communities	3



WHO LIVES IN A GOLF COMMUNITY? (cont.)

Volume XIII, Issue 5

golf communities often are appealing because they not only offer beautiful homes, a great golf course, and activities galore; they also offer great opportunities to meet new people.

You don't have to be any one type of person to live in a golf community, as there are many different communities and they appeal to a wide range of people. A common misconception is that you

have to be rich to live in one of these beautiful communities, but you don't! You may have to shop around to find one that is in your price range, but chances are that you can find a golf community that will appeal to your style and budget. With so many great communities to choose from, many find that they have to shop around to find the community that matches their lifestyle best.

BENEFITS OF LIVING IN A GOLF COMMUNITY

The most obvious benefit is that you have access to a golf course at all times. Many golf communities only feature private golf courses so that the public cannot come in on the weekends and crowd the course. Other golf communities open their golf courses to the public only in a limited capacity. For those that live in the community, having access to the course anytime you choose is a huge benefit.

While the golf is definitely a great feature, it is not the only one to consider when choosing to live in a golf community. Many communities offer other features such as swimming pools, hot tubs, walking trails, equestrian opportunities, tennis courts, basketball courts, and even baseball fields. Other golf communities also offer pro shops, driving ranges, and professional golf lessons. Another great feature of golf communities is the social aspect. It appeals to homeowners with a wide range of interests including hunting, card clubs, fitness clubs, parenting groups, and more. Communities such as this become almost like small cities within cities, and it allows all of the neighbors to get to know one another on a really special level.

HOUSING IN GOLF COMMUNITIES

Housing opportunities in golf communities vary almost as widely as the activities offered to their members. Most golf communities feature a variety of homes, including stately homes on the course, single family homes on tree lined streets, villa style homes, town homes, and some even feature apartments. The wide spectrum of housing choices is how these golf communities are made affordable to people from all walks of life. The choices allow single business people as well as large families and everything in between to enjoy the lifestyle that a golf community has to offer.

A survey of several golf course communities revealed the following: homes on the golf course were listed for 8% higher than those not on the golf course. The same homes also sold for 9% more than homes not directly on the course. The homes on the course sold 21% faster than non golf course homes.

Are there downsides to living on the course? You bet! The peace, quiet and tranquility can be shattered by golf balls landing in your backyard, or through your windows.



NORTH GEORGIA GOLF COMMUNITIES

Achasta	Dahlonega	\$300-Millions	Hampton	Cumming	\$260-400K
Apalachee Farms	Dacula	\$230-650K	Heron Bay	Locust Grove	\$200-600K
Arbor Springs Plantaion	Newnan	\$250-600K	Horseshoe Bend	Roswell	\$280-900K
Atlanta Country Club	Marietta	\$550-Millions	Indian Hills	Marietta	\$250-900K
Atlanta National	Alpharetta	Millions	Lake Arrowhead	Waleska	\$100-700K
Bent Tree	Jasper	\$120-\$600K	Laurel Springs	Suwanee	\$500-Millions
Bentwater	Acworth	\$200-600K	Mirror Lake	Villa Rica	\$150-700K
Big Canoe	Big Canoe	\$150-Millions	Olde Atlanta	Suwanee	\$280-450K
Bradshaw Farms	Woodstock	\$270-500K	Pinetree Country Club	Kennesaw	\$150-350K
Bridge Mill	Canton	\$250-800K	Planterra Ridge	Peachtree City	\$290-500K
Brookfield Country Club	Roswell	\$275-800K	Polo Country Club	Cumming	\$300-900K
Brookstone Country Club	Acworth	\$225-700K	Reunion	Hoschton	\$270-450K
Chapel Hills	Douglasville	\$230-700K	River Forest	Forsyth	\$370-900K
Chateau Elan	Braselton	\$450-Millions	Rivermont	Roswell	\$200-400K
Chestatee	Dawsonville	\$350-900K	St Ives Country Club	Duluth	\$500-Millions
Country Club of Gwinnett	Snellville	\$120-300K	St Marlo Country Club	Duluth	\$500-Millions
Country Club of the South	Alpharetta	\$500-Millions	Sugarloaf Country Club	Duluth	\$560-Millions
Creekside	Hiram	\$170-300K	Summergrove	Newnan	\$200-800K
Crooked Creek	Alpharetta	\$450-900K	The Georgian	Villa Rica	\$220-700K
Durham Lakes	Fairburn		The Manor	Alpharetta	Millions
Eagle Watch	Woodstock	\$150-600K	The River Club	Suwanee	Millions
Eagles Landing	Stockbridge		Towne Lake Hills	Woodstock	\$240-800K
Echelon	Alpharetta	Millions	Traditions of Braselton	Jefferson	\$260-700K
Edinburgh	Suwanee	\$360-950K	White Columns	Alpharetta	\$600-Millions
Gold Creek	Dawsonville	\$300-700K	Whitewater Creek	Fayetteville	\$400-Millions
Governors Towne Club	Acworth	\$640-Millions	Windermere	Cumming	\$290-900K
Hamilton Mill	Dacula	\$225-900K	Windward Golf Club	Alpharetta	\$300-Millions
Hawks Ridge	Ballground	Millions	Woodmont	Canton	\$300-700K

