



Statham, Georgia | Barrow and Oconee County Homesites Available
From the mid-\$600,000s



Distinctive Homes. Exceptional Lifestyle.

Welcome to The Georgia Club, a premier gated golf course community offering beautifully crafted homes by Cornerstone Homes, HillGrove Homes and Southern Heritage Homes. Nestled among rolling greens, scenic landscapes and resort-style amenities, The Georgia Club delivers an unparalleled blend of luxury, recreation and small-town charm. Choose from available homes and homesites in both Barrow and Oconee Counties, all designed to complement a lifestyle where every day feels like a getaway.



Rachel Webb, Realtor®

404-391-7277

Rachel@HillWoodRealty.com

Laura Harris, Realtor®

678-787-7147

LHarris@HillWoodRealty.com





SITE PLAN



TO MAIN ENTRANCE,
GOLF CLUB AND
COMMUNITY SALES CENTER



CORNERSTONE HOMES INC.



HILLGROVE HOMES



SOUTHERN HERITAGE HOMES



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STANDARD FEATURES



COMMUNITY CHARACTERISTICS

- Neighborhood HOA with Full Protective Covenants
- Lawn Maintenance Provided by HOA
- Professionally Landscaped Entrance
- Club Amenities Listed on Next Page

INTERIOR FEATURES

- 10-foot Ceilings, Main Level
- 9-foot Ceilings, Upper Level
- 8-foot Solid-Core Doors, Main Level
- Smooth Ceilings Throughout
- Sherwin-Williams Paint
- Mohawk Carpet w/ 6-pound Carpet Pad
- Mohawk RevWood Flooring in Foyer, Kitchen, Breakfast, Dining, Flex & Powder Room (per plan)
- 445 Beaded Casing, 7 1/4 Baseboard Main Level & 5 1/4 Baseboard Upper Level
- Crown Molding: Kitchen, Family, Breakfast, Foyer, Primary Bedroom & Bathroom, Upper Hall
- Level 2 Tile in Bathrooms & Laundry Room
- Level 1 Quartz OR Level 2 Granite
- Oil Rubbed Bronze Copper Creek Hardware
- Window Pediment Trim in Family Room, Foyer & Breakfast Room (Per Plan)
- Mudroom/Drop-zone (per plan)
- Solid Wood Shiplap Accent: Family Room Fireplace Wall (per plan)
- Solid Wood Built-Ins in Family Room
- Smoke Detectors in All Bedrooms
- CO2 Detectors
- Satin Nickel Plumbing Fixtures in Bathrooms
- Wire Shelving in Closets
- Vanity in Powder Room
- 42-Inch Brick Fireplace in Family Room w/ Cedar Mantle (Gas)
- 2-Panel Shaker-Style Doors
- Oak Stair Treads & Stair Rail w/ Square Wood or Metal Balusters
- Gentleman's-Height Cabinetry in All Bathrooms

PRIMARY SUITE

- Primary Shower w/ Tile & Frameless Glass, Soaking Tub (per plan)
- Gentleman's-Height Vanity
- Double-Bowl Vanity
- Delta Plumbing Fixtures
- Level 2 Tile Flooring
- Spacious Walk-In Closet

KITCHEN HIGHLIGHTS

- Woodmont Cabinetry w/ Soft Close Doors & Drawers
- (MADE IN THE USA)
- Floor-to-Ceiling Cabinetry
- Under-Cabinet Lighting
- Island Pendant Lighting
- Recessed Lighting (per plan)
- Stainless Steel KitchenAid Appliance Package
- 36-inch, 5-Burner Gas Range, Microwave, Dishwasher, Built-In Single Oven
- Level 2 Granite OR Level 1 Quartz Countertops
- Designer Tile Backsplash
- Paneled Ends on Kitchen Island & Trash Pullout Feature
- White Farmhouse Sink
- Delta Kitchen Faucet
- Garbage Disposal w/ Air Switch
- Walk-In Pantry w/ Wood Shelving

CONSTRUCTION FEATURES

- Monolithic Slab & Basement Options (Crawlspace, Per County Requirements)
- 30-Year CertainTeed Landmark Architectural Roof Shingles
- Brick, Hardie Siding, Board and Batten & Shake Accents (per plan)
- Metal Roof Accent (per plan)
- Covered Porches, Front and Back (per plan)
- Porch Columns (per plan)
- Brick Front-Porch Pavers
- Energy-Efficient Wood Window Package w/ Composite Window Trim (SDL)
- Engineered Floor and Roof Systems
- Insulated Craftsman Garage Door(s) w/ Remote Openers (WiFi Capability)
- Continuous Aluminum Gutters & Downspouts
- Liquid Boracare Termite Treatment
- Fiberglass Exterior Doors

ENERGY-EFFICIENT CONSTRUCTION

- 50-Gallon Gas Water Heater w/ Recirculating System
- Trane HVAC System w/ Energy-Efficient Heating
- LOW-E Double Pane Insulated Windows with Tilt-In Sash
- Insulated Exterior Doors with Single Cylinder Dead Bolt Locks
- Energy-Efficient Programmable Thermostat w/ WiFi Capability
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Exterior Electrical Outlets (Front and Rear)
- R-38 Flat Ceiling Insulation/R19 Walls

ELECTRICAL FEATURES

- 200 AMP Service Panel
- In-Home Wiring Package
- RG 6 for Cable Connectivity in Great Room and All Bedrooms
- Deluxe Rocker Switches
- Ceiling Fan & Light Kit in Great Room and Master Bedroom (Covered Porch Per Plan)
- Lighting Package Options
- Bathroom Exhaust Fan w/ Light
- Braced for Ceiling Fans in All Secondary Bedrooms
- Recessed Lighting (Qty 26)

LANDSCAPING PACKAGE

- Professionally Landscaped Yard w/ 4 Sides Bermuda Sod
- Irrigation System (per homesite)
- Two (2) Exterior Water Spigots, Front and Rear
- Two (2) Flood Lights, Front and Rear

CUSTOMER CARE & WARRANTY

- QBW Home Warranty
- New Home Demonstration and Orientation



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CLUB AMENITIES with MEMBERSHIP OPTIONS



27 Holes of Championship Golf

Member- Exclusive Golf Events

14-Day Advance Member Tee Times

Walking Allowed

USGA Handicaps

Club Storage & Locker Rental

Practice Facility

Men's & Ladies' Golf Associations

Reciprocal Club Benefits

National Alliance Membership Option

Golf & Tennis Lessons

Tennis & Pickleball Courts

UST A & Junior Tennis

Fitness Center & Classes

Adult & Family Swimming Pools

Children Splash Pad

Extensive Clubhouse

Restaurant & Two Lounges

Locker Room Bar & Grill

Kids' Night Out!

Private Meeting Rooms

Preferred Access to Event Facilities with Reduced Rental Fees

10% Pro Shop Discount

Wireless Internet Access



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HOA FEES



2026 COMMUNITY ASSOCIATION ANNUAL DUES AND SPECIAL SERVICE FEES

Community Association Annual Dues- Paid in January 2026 - \$2,909.00

- \$2,095.00 per year for Common Area Maintenance
- \$550.00 Capital Reserves
- \$264.00 Trash/Recycle Service

Quarterly Service fees by Neighborhood/Property:

- The Village: \$548.00/quarter (\$2,192.00/year)
- Wexford Garden: \$1,024.00/quarter (\$4,096.00/year)
- North Hill Estates: \$378.00/year
- North Hill Non-Estate: \$707.00/quarter (\$2,828.00/year)
- Oconee Springs Estates: \$486.00/year
- Oconee Springs Non-Estate: \$613.00/quarter (\$2,452.00/year)
- Charleston Park: \$618.00/quarter (\$2,472.00/year)
- Bent Pine: \$669.00/quarter (\$2,676.00/year)
- Oak Park (Kestrel Drive/Indigo Bunting Non-Estate): \$634.00/quarter (\$2,536.00/year)
- Lakewood Village: \$396.00/quarter (\$1,584.00/year)
- Vista Manor: \$558.00/quarter (\$2,232.00/year)

(Non-Estate Home site Service Fees include Yard Maintenance; first quarterly installment is due in January)

The first Owner of each Unit (excluding developer or builder) that is sold requires a one-time capital contribution of 1/6 of base assessment {Unit is either a new home or a home site.} The one-time capital contribution for 2026 is \$440.83.

Onsite Community Assoc. Manager: Arthur Hufford 770-725-4900; Ahufford@heritageproperty.com



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BASE PRICING



The Addison



A. \$753,900
B. \$756,900

4 Bedrooms / 4.5 Baths
2- to 3-Car Garage Option
Flex Room
Optional 5th Bedroom / Bath
Covered Porches

The Kirby



A. \$725,900
B. \$727,400
C. \$728,900

4 Bedrooms / 3.5 Baths
2- to 3-Car Garage
Flex Room
Optional 5th Bedroom
Covered Porches

The Longleaf 2



Oconee Lots:
A. \$984,295

5 Bedrooms / 5.5 Baths
2-Car Garage
Upper-Level Bonus Room
Covered Porches



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BASE PRICING



The Meadowbrook



Oconee Lots:
A. \$1,045,720

4 Bedrooms / 4.5 Baths
2-Car Garage
Tandem Golf Cart Garage
Flex Office / Study
Loft / Kids Den
His and Hers Walk-In Closets
Covered Porches

The Murray



A. \$733,900
B. \$737,500

4 Bedrooms / 3.5 Baths
2- to 3-Car + Golf Cart Garage
Loft / Kids Den Option
Optional 5th Bedroom
Optional 4th Bath
Covered Porch Options
Basement Option

The Remington



Oconee Lots:
A. \$965,185

5 Bedrooms / 5.5 Baths
2-Car Garage
Flex Study
Upper-Level Bonus Room / Loft
Covered Porch Options



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BASE PRICING



The Stafford



A. \$757,900
B. \$759,900

4 Bedrooms / 3.5 Baths
2- to 3-Car Garage Option
Optional 5th Bedroom
Optional 4th Bath
Covered Porches
Basement Option

The Thornhill



Oconee Lots:
A. \$854,621

4 Bedrooms / 3.5 Baths
2-Car Garage
Keeping Room w/ Opt. Fireplace
Optional 5th Bedroom
Covered Porch Options
Basement Option

The Walker



A. \$655,900
B. \$657,400
C. \$658,900

3 Bedrooms / 2.5 Baths
2- to 3-Car Garage
Upper-Level Bonus Room Option
Optional 4th Bedroom
Optional 3rd Bath
Covered Porches
Basement Option



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FREQUENTLY ASKED QUESTIONS



What are the HOA Fees?

See Page 7.



Who are the utility providers?

Jackson EMC / Walton EMC, Barrow County Water / Oconee County Water, City of Winder Gas, AT&T Internet



What are the schools?

Barrow County: Bethlehem Elementary, Haymon-Morris Middle, Apalachee High
Oconee County: Dove Creek Elementary, Malcolm Bridge Middle, North Oconee High



Who is the preferred lender?

See next page.



What is the time frame for completion?

5-6 months from building permit



Will I be able to select my finishes?

Certain selections are available for the buyer's choosing.



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PREFERRED LENDERS



Allen KenKnight
Regional Vice President
NMLS ID:160271



(404) 731-1260



akenknight@lower.com



155 Bankers Blvd Bldg. H, Suite 100, Monroe, GA 30655



Mortgage Professional
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Team ACOPIA
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Home financing process

Buying a home and obtaining a mortgage can be a lengthy process, but there's no reason to get overwhelmed! We strive to make our loan process as easy and stress-free as possible. With our informative loan process guide, we're outlining everything step-by-step.

THE PRE-APPROVAL PROCESS:

We collect the necessary documents for your pre-approval

We meet with you and determine the best loan structure based on your financial goals and needs.

We issue your formal pre-approval. You begin making offers on homes with your REALTOR®.

Once an offer is accepted, you are officially in contract. A closing date and terms of the contract are set.

THE LENDING PROCESS:

We will contact you to discuss locking your interest rate and will send over initial disclosure forms for you to sign.

Our team orders the appraisal, title, and other necessary documents for your loan.

We submit your complete file to underwriting for review and approval.

We issue your final approval and any remaining loan conditions are collected and cleared for closing.

THE CLOSING PROCESS:

Loan documents are ordered and sent to the title and escrow company where they are prepared and await your signature.

After you sign, closing documents are sent back to use for final review and funding.

We fund the loan and the title company records the new lien. Congratulations!

Our Client for Life Philosophy begins and we maintain contact with you.



Linda Kennedy

Regional President
NMLS #209067

★★★★★

3415 Old Highway 41
Suite 730 and 740
Kennesaw, GA 30144

linda.kennedy@lcm.com
tel: 678.278.2122

M-678-614-4653



**CROSSCOUNTRY
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THE PROCESS



Working with our builders is easy! Our skilled professionals will help you each step of the way. We are always evaluating our process to better serve our customers and make your homebuilding experience the best it can be when building new construction. The process does not have to be complicated, just follow these simple steps and build your new home with us.



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