



# THE *Peach* GUIDE

Your guide to finding a home you love  
in North Metro Atlanta.



## Welcome, y'all!

There's no doubt about it, you have a ton of great places to choose from when considering a move to the North Metro Atlanta area. This guide breaks down all the information you need to know, plus some of our favorite restaurants, parks, and must see things-all links are fully clickable. We hope this guide makes your exploratory trip amazing!

## About KeyPoint Homes Group

Our goal is to ensure that you have the easiest relocation experience possible. Having helped over 200 families relocate to Georgia since 2020, you are in good hands!

- Top 100 Keller Williams Agent Worldwide (2022,2023)
- The top producing Keller Williams Atlanta Partners agent 2023
- 2022 America's Best, Top 1% of agents nationally





*Britni Mitreer*

FROM WASHINGTON TO GEORGIA (2023)

"Sarah and her team were great! We started our search while living in WA state and Sarah took videos for us for homes we weren't able to physically visit. I found her by watching her YouTube videos about various areas; we started looking in one area and ended up buying in a completely different area - Sarah was great with all of our requests and kept up with all of our asks! Very knowledgeable and a great negotiator."

[read 100+ more reviews](#)

# AREAS WE SERVE

NORTH METRO ATLANTA GEORGIA





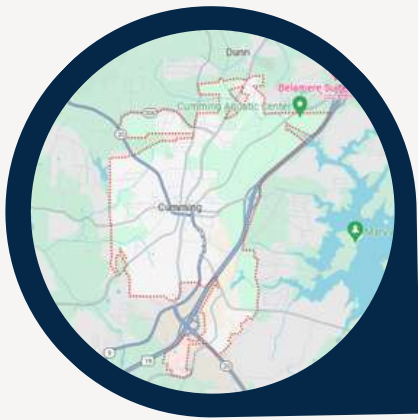


# CUMMING



CUMMING, ONCE A SMALL RURAL TOWN, HAS GROWN SIGNIFICANTLY OVER THE YEARS. TODAY, IT SERVES AS A COMMUTER TOWN FOR METROPOLITAN ATLANTA AND ACTS AS THE ECONOMIC AND TRADE CENTER OF FORSYTH COUNTY. KNOWN FOR THE RENOWNED CUMMING COUNTRY FAIR & FESTIVAL HELD EVERY OCTOBER, THE CITY OFFERS DIVERSE LIFESTYLE ATTRACTIONS, MAKING IT AN APPEALING PLACE TO CALL HOME.





# CUMMING

**FORSYTH CO. - POPULATION 7,738**  
**DISTANCE TO ATL - 39 MILES**



## EXPLORE



**SAWNEE MOUNTAIN PRESERVE**  
**CUMMING AQUATIC CENTER**  
**CUMMING CITY CENTER**

## SHOP



**THE COLLECTION FORSYTH**  
**LAKEWOOD 400 ANTIQUES MARKET**  
**CUMMING TOWN CENTER**

## CAFFINATE COMMUNITY CUP



**RENDEZVOUS CAFE**  
**NIDO CAFE**

## CRAVE



**GARDENIA MEDITERRANEAN**  
**WRIGHT'S FISH & CHIPS**  
**HOMESTEAD**  
**CARNICERIA HERNANDEZ**

## PLAY



**CUMMING COMMUNITY CENTER**  
**SCHOOL STREET PLAYHOUSE**  
**FORSYTH CENTRAL STAGE**

## CRASH



**HOME2 SUITES BY HILTON**  
**HAMPTON INN CUMMING**



The city is famous for hosting the Cumming Country Fair & Festival, a beloved annual event held every October. This festival attracts visitors from near and far, featuring a variety of entertainment, rides, concerts, and traditional fair activities.

## Did you know?



### Approximate Effective Property Tax Rate: 0.89%

- Double Homestead Exemption
- Senior School Tax Exemption

[LEARN MORE](#)

## POPULAR NEIGHBORHOODS

[ASHEBROOKE](#)

[VICKERY](#)

[POLO](#)

[WINDERMERE](#)

[THREE CHIMNEYS](#)

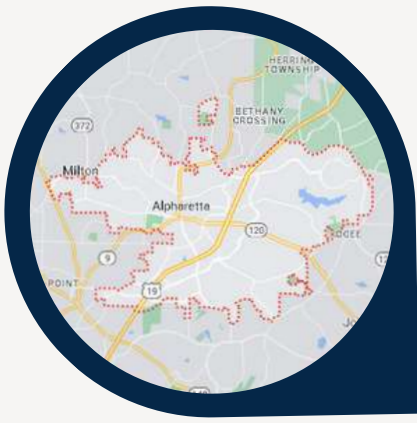


# ALPHARETTA



ALPHARETTA, A SHORT DRIVE FROM DOWNTOWN ATLANTA, BOASTS OVER 200 RESTAURANTS, UNIQUE ATTRACTIONS, AND 750+ ACRES OF PARKLAND. KNOWN FOR ITS VIBRANT MUSIC SCENE HOSTING BIG-NAME ACTS AND REGIONAL PERFORMERS, THE CITY ALSO HOUSES MAJOR COMPANY HEADQUARTERS, BEAUTIFUL NEIGHBORHOODS, AND HOSTS EVENTS YEAR-ROUND. POSITIONED AS A MUST-SEE COMMUNITY IN METRO ATLANTA, ALPHARETTA OFFERS A PERFECT BLEND OF ENTERTAINMENT, GREEN SPACES, AND CORPORATE VITALITY.





# ALPHARETTA

FULTON, FORSYTH CO. - POPULATION 66,446  
DISTANCE TO ATL - 26.3 MILES



## EXPLORE



BIG CREEK GREENWAY

AMERICAN BANK AMPHITHEATRE

## SHOP



AVALON

NORTH POINT MALL

HALCYON

## CAFFINATE



VALOR COFFEE

WARM WAVES COFFEE

CAFE INTERMEZZO

## PLAY



WILLS PARK

WEBB BRIDGE PARK

FETCH PARK

## CRAVE



SOUTH MAIN KITCHEN

BRANCH & BARREL

RAY'S AT KILLER CREEK

CATTLESLED

## CRASH



THE HOTEL AT AVALON AUTOGRAPH

THE HAMILTON ALPHARETTA

HILTON GARDEN INN NORTH ALPHARETTA



Alpharetta has gained a reputation as the "Technology City of the South" due to its large concentration of technology companies and startups.

## Did you know?



### Approximate Effective Property Tax Rate: 1.08%

- Senior Homestead Exemptions (Changes at 62, 65, and 70)
- School Tax Exemption

[LEARN MORE](#)

## POPULAR NEIGHBORHOODS

CROOKED CREEK



WINWARD



DEERLAKE



GLEN ABBEY



NESBIT LAKES





# GAINESVILLE



KNOWN FOR ITS LAKESIDE LOCATION, GAINESVILLE, GEORGIA, OFFERS A PICTURESQUE SETTING ON THE SHORES OF LAKE LANIER. THIS CHARMING TOWN IS A GATEWAY TO OUTDOOR ADVENTURES AND SOUTHERN HOSPITALITY, INVITING RESIDENTS AND VISITORS TO EXPLORE ITS VIBRANT COMMUNITY, DIVERSE RECREATIONAL ACTIVITIES, AND RICH CULTURAL HERITAGE. THE DOWNTOWN SQUARE IS ENJOYING A REVITALIZATIONS WITH TONS OF NEW RESTAURANTS, SHOPS, AND HOUSING.





# GAINESVILLE

HALL CO. - POPULATION 45,230  
DISTANCE TO ATL - 54.6 MILES



## EXPLORE



LONGWOOD PARK

IVEY TERRACE PARK

WILSHIRE TRAILS PARK

## SHOP



VILLAGE SHOPPES AT GAINESVILLE

GAINESVILLE SQUARE

## CAFFINATE



DILETTO

FARMHOUSE COFFEE

## PLAY



RIVERSIDE MILITARY ACADEMY'S

EAGLE RANCH DISC GOLF COURSE

GAINESVILLE KAYAK TOURS

CHICOPEE WOODS GOLF COURSE

## CRAVE



HELLO HILO

LUNA'S RESTAURANT

AVOCADOS RESTAURANT

COTTO MODERN ITALIAN

## CRASH



HILTON GARDEN INN

HAMPTON INN

COURTYARD BY MARRIOTT





Gainesville, Georgia

Gainesville has earned the title of the "Poultry Capital of the World." The city has been a significant center for the poultry industry, hosting numerous processing plants and playing a key role in the production of poultry products on a global scale.

## Did you know?

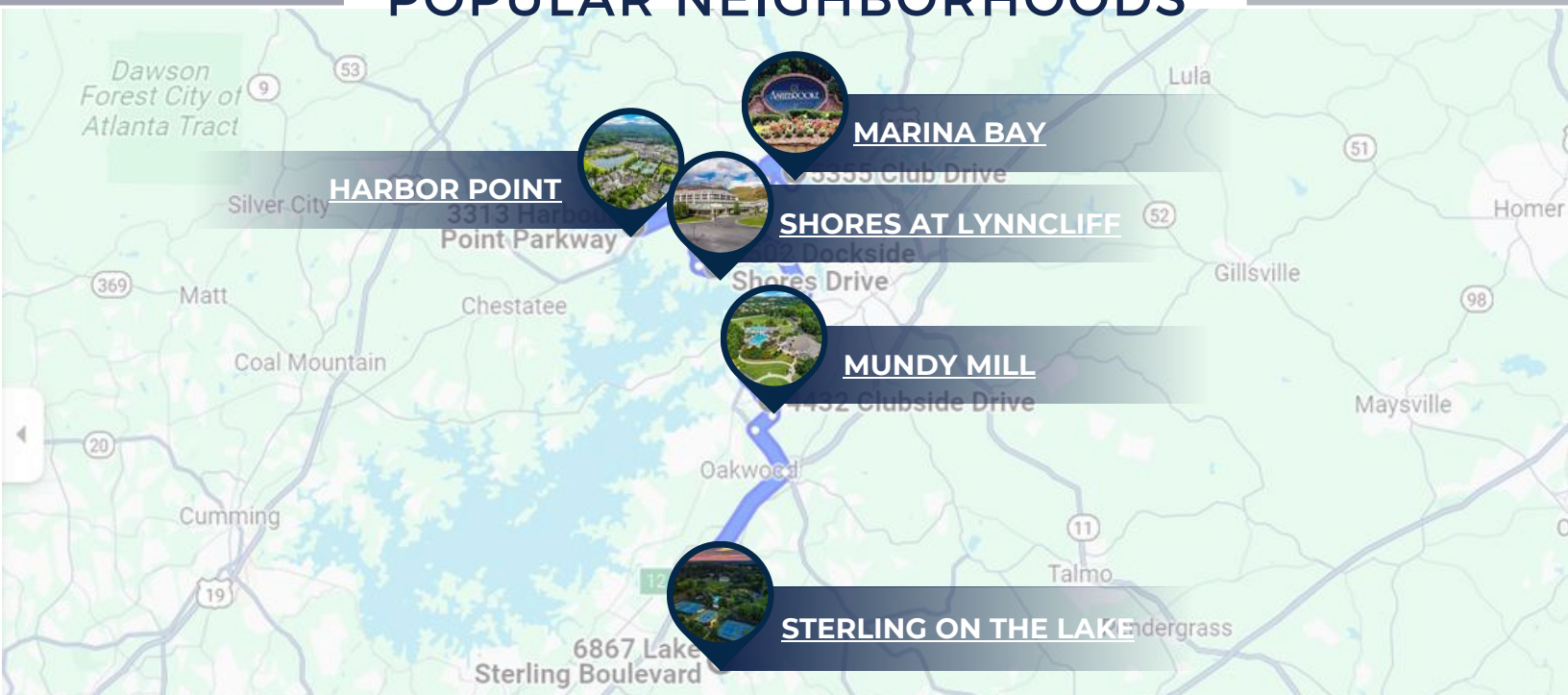


### Approximate Effective Property Tax Rate: 1.06%

- Partial School Tax Exemption
- Total School Tax Exemption
- Senior Citizens Exemption

[LEARN MORE](#)

## POPULAR NEIGHBORHOODS



# LAKE LANIER



LAKE LANIER IS A MANMADE LAKE THAT SPREADS  
THROUGHOUT A TOTAL OF FIVE COUNTIES, WITH A MAJORITY  
OF IT SITTING IN HALL AND FORSYTH, WITH 692 MILES OF  
SHORELINE. ITS RELATIVELY CLOSE PROXIMITY TO ATLANTA  
MAKES THIS NOT ONLY A BEAUTIFUL PLACE TO LIVE, BUT A  
CONVENIENT ONE TOO.





# LAKE LANIER



## MARINAS



SAFE HARBOR AQUALAND

BALD RIDGE MARINA

GAINESVILLE MARINA

HOLIDAY LAKE LANIER

SAFE HARBOR HIDEAWAY BAY

## CRAVE



LANDSHARK BAR AND GRILL

THE TWISTED OAR

PELICANS PETE'S TIKI BAR & GRILL

PIG TALES ON LAKE LANIER

FISH TALES

## BOAT RENTALS



SHORE TO SHORE BOAT RENTALS, LLC

AQUA SPORTS ADVENTURE

LUXURY HOUSEBOAT & YACHT RENTALS

PARADISE RENTAL BOATS LAKE LANIER

HARBOR LANDING AT LAKE LANIER

DUCKY'S BOAT RENTAL

## PARKS/BOAT RAMPS



OLD FEDERAL BOAT RAMP

BUFORD DAM TAILWATER BOAT RAMP

LONG HOLLOW ACCESS RAMP

BOLDING MILL BOAT RAMP



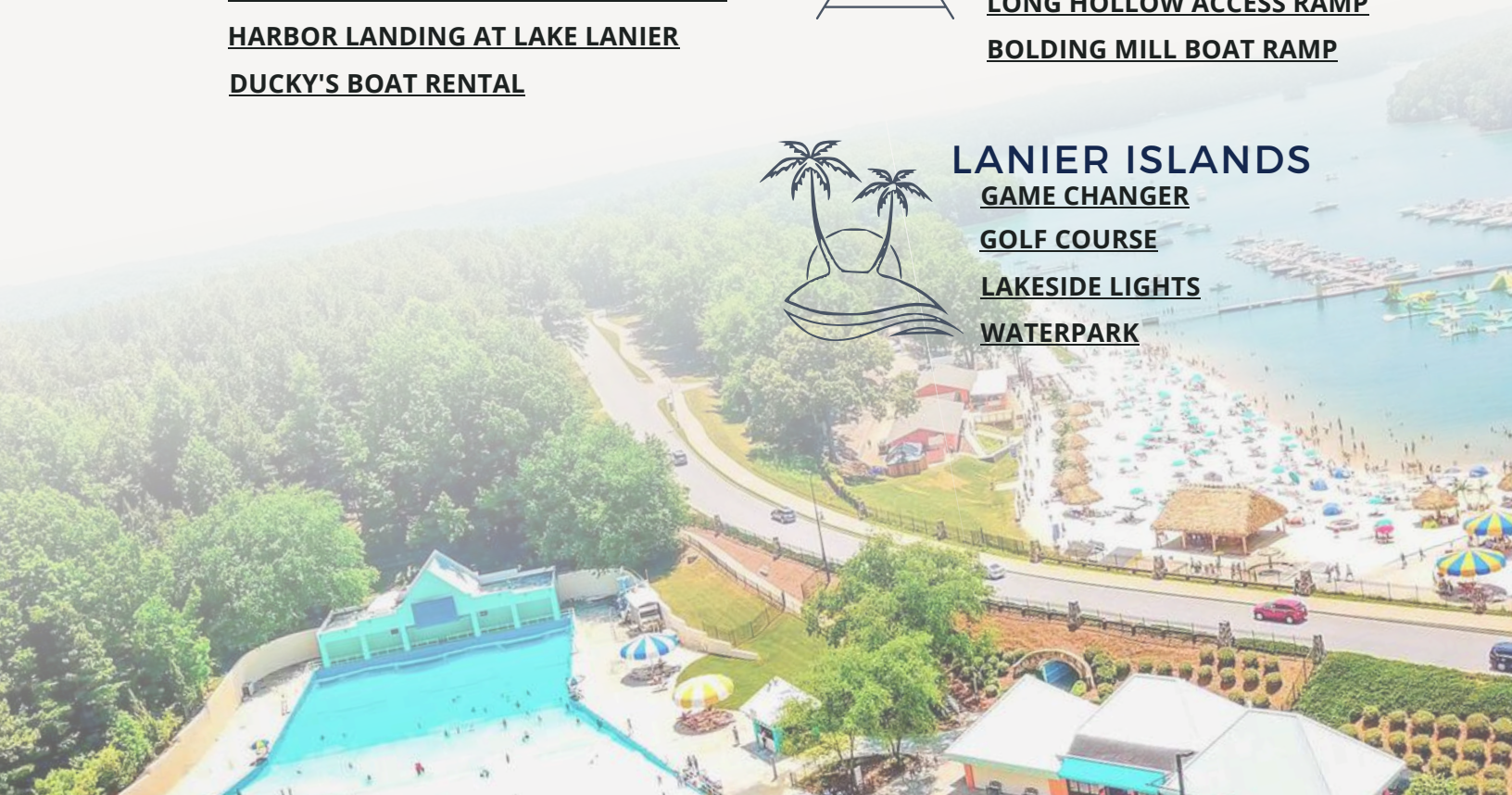
## LANIER ISLANDS

GAME CHANGER

GOLF COURSE

LAKESIDE LIGHTS

WATERPARK





## *Margaritaville at Lake Lanier*



## *Looking for something fun?*

Known for their year-round entertainment, Margaritaville at Lake Lanier Islands has something for everyone! Everything you need to make the most of every minute of your downtime is here, surrounded by the incredible backdrop of Lake Lanier.

- Waterpark
- Campground
- Landshark Landing
- Lake Excursions
- Marina
- Cabins and Glamping Tents

[Learn More](#)





Lake Lanier is a man-made lake. It is a massive reservoir created by the Buford Dam on the Chattahoochee River. Its construction was completed in 1956 by the U.S. Army Corps of Engineers for the purposes of hydroelectric power, navigation, and flood control. The Army Corp owns and manages the lake and controls the water levels, so no need to worry about flooding!

## Did you know?

### LANIER ISLANDS LEGACY GOLF COURSE

A full-service Golf Course, where guests can enjoy golf memberships, superb amenities, outstanding service and 18 holes of magnificent golf

[Learn More](#)



### POPULAR NEIGHBORHOODS

