FIND YOUR PLACE IN GEORGIA · GUIDE 02 OF 03

Suburban Life in Georgia

Metro Atlanta's suburbs and beyond: more room, real community, and a little breathing space.



LEXI MORROW · GEORGIA REAL ESTATE ADVISOR · REALTOR®
678-667-6215 · INFO@LEXISELLSGA.COM · COLDWELL BANKER REALTY

"The house is the easy part, but I handle the hard stuff too."



LEXI MORROW
Georgia Real Estate Advisor
REALTOR® · GA License #375701

CONTACT
678-667-6215
info@LexiSellsGA.com

BROKERAGE
Coldwell Banker Realty

WATCH
ATL Living with Lexi on YouTube

FOLLOW
@LexiSellsGa

A NOTE FROM LEXI

Welcome to the Suburbs

Hi, I'm Lexi.

For a lot of my clients, the suburbs are where the house finally fits the life: a yard for the garden, a garage that holds more than one car, a home office with a door, and a town square or greenway close enough for a Saturday stroll.

Georgia's suburbs are not one-size-fits-all. Some have historic downtowns that feel like small cities; others are newer, master-planned, and amenity-rich. Some sit close to the city; others trade a longer drive for more land and a slower pace.

This guide walks you through representative areas by vibe, what to know about space and yards, new construction versus resale, HOAs and swim/tennis communities, commuting, and the basics of property taxes and the homestead exemption. You won't find rankings or numbers here. Those change and should be verified for each home, and I'll help you do exactly that.

When you're ready to see a few areas side by side, let's plan a drive.

> *"The house is the easy part, but I handle the hard stuff too."*

Lexi

ELISHA MORROW
LEXI MORROW · GEORGIA REAL ESTATE ADVISOR · REALTOR®
678-667-6215 · INFO@LEXISELLSGA.COM

INSIDE THIS GUIDE

03 The Suburban Feel
04 Around the Metro
05 New Build vs. Resale
06 HOAs, Amenities & Schools
07 Commute & Property Taxes
08 Buyer Checklist
09 How I Help
10 Let's Connect

01 · THE FEEL

Room to Breathe

Suburban Georgia is about space, routine, and community: room inside and out, with parks, trails, and town centers nearby.

Picture coffee on a back deck under tall pines, an evening walk through the neighborhood, a farmers market on the square, and a weekend split between yard projects and a greenway ride. Many Georgia suburbs pair established neighborhoods with walkable town centers that host concerts, festivals, and seasonal events.

You'll find everything from mid-century ranches and traditional two-stories to brand-new communities with modern floor plans, plus townhome options closer to downtown districts.

WHAT YOU GAIN	WHAT YOU MAY TRADE
More square footage, storage, and garage space	More time in the car for errands and commuting
Private outdoor space for gardens, pools, or entertaining	More yard and exterior maintenance
Neighborhood amenities like pools, courts, and trails	Association rules and dues in many communities
A quieter, more residential pace	Fewer things within walking distance in some areas

Space & yards: what to look at

THE LOT

- Usable vs. total: North Georgia's rolling terrain means many backyards slope. Walk it.
- Drainage: look for standing water, erosion, and where downspouts discharge.
- Mature trees: beautiful shade, but ask about age, health, and proximity to the house.
- Easements, setbacks, and buffers that limit fences, pools, or additions.

THE HOUSE

- Basements are common in parts of the metro. Check for moisture and how finished space was permitted.
- Garage depth and storage for real life: cars, bikes, tools.
- Room to grow: a flex room, bonus room, or space for an office.
- Outdoor living: decks, patios, screened porches, and their condition.

LEXI'S TAKE

A big yard is a lifestyle choice and a weekend commitment. Decide how much outdoor space you'll actually enjoy, then shop for that, not for the biggest lot you can find.

02 · AREAS

Around the Metro & Beyond

A representative sample, described by vibe. Every area has many neighborhoods and price points. Let's tour the ones that fit you.

Marietta

Historic square, small-city soul.

The Cobb County seat, centered on Marietta Square with restaurants, a theater, and a weekend farmers market. Historic homes near the square give way to a wide variety of neighborhoods, with Kennesaw Mountain nearby.

COUNTY · Cobb

Kennesaw

Trails, history, college-town energy.

Home to Kennesaw Mountain National Battlefield Park, a revitalized downtown, and Kennesaw State University, with convenient I-75 access.

COUNTY · Cobb

Smyrna

Close-in and connected.

Close to the city and the Cumberland area, near The Battery Atlanta and Truist Park, with Market Village as a town center. A mix of classic ranches, newer townhomes, and infill.

COUNTY · Cobb

Roswell

River, history, Canton Street.

A historic district with Canton Street's dining scene, the Roswell Mill area, and Chattahoochee River parks and trails close at hand.

COUNTY · Fulton

Alpharetta

Polished centers, tech-corridor energy.

Avalon and Downtown Alpharetta anchor walkable dining and shopping, the Big Creek Greenway offers miles of trail, and the GA-400 corridor is a major business hub.

COUNTY · Fulton

Johns Creek

Green, residential, park-rich.

A largely residential city with plenty of parks and access to the Chattahoochee River. Many neighborhoods offer swim/tennis amenities.

COUNTY · Fulton

Peachtree City

Golf carts, paths, and lakes.

A planned community south of the airport, known for an extensive multi-use path network shared by golf carts, bikes, and walkers, plus Lake Peachtree and Lake Kedron.

COUNTY · Fayette

Suwanee

Town Center and greenways.

Suwanee Town Center Park hosts concerts and events, and the Suwanee Creek Greenway winds through wooded trails, with I-85 nearby.

COUNTY · Gwinnett

Woodstock

Downtown revival, lake nearby.

A lively downtown with restaurants and events, the Greenprints trail network, and quick access to Lake Allatoona and I-575.

COUNTY · Cherokee

ADDRESS VS. CITY LIMITS

A mailing address doesn't always match city limits. A home with a "Marietta" or "Alpharetta" address may sit in an unincorporated part of the county, which affects taxes, services, and zoning. Verify by parcel for each property.

03 · THE BUILD QUESTION

New Construction vs. Resale

Both can be the right answer. The best choice depends on your timeline, budget, and how much you want to customize.

New construction

Fresh, efficient, made to order.

WHY PEOPLE LOVE IT

- Modern open layouts, storage, and energy-efficient systems
- Choosing your own finishes and options
- A builder warranty and fewer near-term repairs
- Brand-new community amenities

WHAT TO WEIGH

- The builder's on-site agent represents the builder
- Builder-written contracts with their own terms
- Timelines that can shift; upgrades and lot premiums add up
- Young landscaping; a community still building out
- An HOA that may be builder-controlled at first

Resale

Established, settled, move-in sooner.

WHY PEOPLE LOVE IT

- Mature trees and established landscaping
- A neighborhood you can see fully built and lived in
- Often a faster move-in timeline
- Room to negotiate on price, repairs, or terms

WHAT TO WEIGH

- Ages of the roof, HVAC, water heater, and appliances
- Updates you'll want and what they may involve
- Inspection findings and repair negotiations
- Older floor plans that may need opening up

New-construction tips

- **Bring your agent to your first visit.** Many builders require your agent to be registered at your first visit to represent you.
- **Inspect anyway.** Independent pre-drywall and final inspections can catch issues before you close.
- **Read the warranty.** Know what's covered, for how long, and how to file a request.
- **Ask about the future.** Upcoming phases, amenity timelines, and when the HOA transfers to homeowners.

THE DESIGNER'S EYE

Spend on the bones: lot, layout, ceiling height, and structural options. Lighting, paint, and hardware are easy to change later. Some builder upgrades are worth it, and some are cheaper after closing.

04 · COMMUNITY

HOAs, Swim/Tennis & Researching Schools

Community amenities can define daily life. So can the rules that come with them.

Homeowners associations

Many suburban neighborhoods have a mandatory HOA; some older neighborhoods have voluntary associations or separate amenity memberships. Before you commit, ask for:

- Covenants and bylaws, including architectural review rules for fences, paint, sheds, and pools
- Annual dues, plus any initiation or capital contribution fees due at closing
- The budget, reserves, and any planned special assessments
- Leasing and short-term rental restrictions
- Recent meeting minutes and upcoming projects

Swim/tennis communities

Swim/tennis neighborhoods are a classic part of Georgia suburban life, with pools, courts (pickleball is increasingly common), clubhouses, and trails. Ask whether membership is included or separate, pool season and guest policies, and how amenities are maintained and funded.

Researching school options

School assignments are set by each district and can change with growth and redistricting. Listing information about schools can be out of date, and I don't make school recommendations. Here's how to research for yourself:

- **Confirm assignments directly with the school district** for the specific address. Most districts offer an online school locator or attendance-zone lookup.
- Ask the district about any choice, transfer, magnet, or charter options and their timelines.
- Visit schools, attend open houses, and talk with school staff directly.
- Find statewide information through the Georgia Department of Education.

ALWAYS VERIFY

Attendance zones are set by the district, not by a listing or a real estate agent. Re-check the assignment for the exact address before your due diligence period ends.

05 · THE NUMBERS TO VERIFY

Commute, Property Taxes & Homestead

These are the details that shape your monthly budget and your daily routine. General basics here; confirm specifics for each home.

Commuting from the suburbs

The metro's suburbs spread along I-75, I-575, I-85, GA-400, I-20, and I-285. A short-looking distance can take much longer at rush hour, and traffic patterns vary by direction and time of day.

- Drive your commute at your real hours before making an offer.
- Look at Peach Pass express lanes on some corridors.
- Check MARTA rail on the north and east sides and commuter-bus options in some corridors.
- Consider hybrid or remote days, and how far work, gym, and grocery runs really are.

Property tax basics

- In Georgia, property is generally assessed at 40% of fair market value, and the millage rates set by the county, city (if any), and school district are applied to that assessed value.
- The tax amount shown on a listing reflects the current owner's exemptions and situation. Yours may be different.
- New construction may show taxes based on land only. Expect future bills to reflect the completed home.
- Counties send annual assessment notices; each explains the appeal process and deadline.

Homestead exemption basics

A homestead exemption can reduce the taxable value of your primary residence.

- Available on the home you own and live in as your primary residence.
- You generally must own and occupy the home as of January 1 of the tax year.
- Apply with your county's tax assessor or tax commissioner (it varies by county). The deadline is commonly April 1, but confirm locally.
- It doesn't transfer from the seller. You need to file your own application.
- Some counties and cities offer additional exemptions or assessment limits. Ask what you may qualify for.

VERIFY WITH THE COUNTY

Tax rates, exemptions, assessment rules, and deadlines are set locally and can change. Confirm everything for your specific property with the county tax assessor or tax commissioner, and talk to a tax professional about your situation.

LEXI'S TAKE

Budget with the tax bill you'll likely have, not the one on the listing. I'll help you find the right county office to ask.

06 · YOUR CHECKLIST

Suburban Buyer Checklist

Bring this on tour and check things off as we go.

BEFORE YOU TOUR

- ☐ Get pre-approved and set a comfortable monthly budget, including taxes, insurance, and HOA dues.
- ☐ List must-haves: bedrooms, office, garage, yard, basement, single-level living.
- ☐ Map your commute and weekly routine for each area you're considering.
- ☐ Decide on new construction, resale, or open to both.

ON TOUR

- ☐ Walk the yard: slope, drainage, trees, privacy, and sun.
- ☐ Check the basement and crawlspace for moisture.
- ☐ Note ages of roof, HVAC, and water heater.
- ☐ Drive the neighborhood at different times of day.
- ☐ Visit the amenities and nearby parks, trails, and town center.

UNDER CONTRACT

- ☐ Request HOA covenants, budget, rules, and fees due at closing.
- ☐ Schedule a home inspection, plus a termite (wood-destroying organism) inspection and any specialists.
- ☐ Confirm the school assignment for the address directly with the district.
- ☐ Verify city limits vs. unincorporated county for the parcel.
- ☐ Get insurance quotes early in due diligence.
- ☐ Estimate property taxes with the county and plan to file for homestead.

Questions to Ask

- Is the HOA mandatory, and what do dues include?
- Any planned assessments, rule changes, or amenity projects?
- Are there leasing or rental restrictions?
- For new builds: what's standard vs. upgraded, and what does the warranty cover?
- Is anything planned nearby: road projects, rezoning, new development?

HOW I HELP

How I Help You Find Your Place in the Suburbs

From the first area tour to the last signature at closing, I keep the process clear, organized, and calm.

01 **Area tours that fit your life**
We compare neighborhoods side by side, including drive times, town centers, parks, and the everyday feel.

02 **New construction representation**
I can represent you with builders, from contracts and options to inspections and walkthroughs.

03 **A designer's eye on every home**
Layout, light, flow, and what's worth updating, so you see a home's true potential.

04 **Strategy & negotiation**
Current comparable sales, smart offer terms, and confident repair negotiations.

05 **Due diligence, organized**
HOA documents, inspections, and county lookups, with clear questions for your attorney, lender, and insurer.

06 **A trusted team**
Introductions to lenders, inspectors, closing attorneys, and insurance agents. You always choose.

Let's plan a Saturday drive through a few areas and find the one that feels like home.

BOOK A CONSULTATION

EMAIL LEXI

Let's Find Your Place in the Suburbs

"The house is the easy part, but I handle the hard stuff too."



Lexi Morrow

GEORGIA REAL ESTATE ADVISOR · REALTOR®

Cell 678-667-6215

Email info@LexiSellsGA.com

Website LexiSellsGA.com

Instagram @LexiSellsGa

YouTube ATL Living with Lexi

GA License #375701

Coldwell Banker Realty

BROKERAGE

Book a time that works for you:

calendly.com/elishamorrow12

BOOK A CONSULTATION | WATCH ATL LIVING WITH LEXI | VISIT LEXISELLSGA.COM

EQUAL HOUSING OPPORTUNITY

The information in this guide is general in nature, is believed reliable but is not guaranteed, and is not legal, tax, lending, or insurance advice. Verify all information independently with the appropriate authorities and professionals, including school assignments, HOA rules, property taxes, and exemptions. Descriptions of areas are general and lifestyle-focused; they are not statements about who lives or should live anywhere. Lexi Morrow is a licensed Georgia real estate salesperson with Coldwell Banker Realty. Contact Lexi at 678-667-6215 or info@LexiSellsGA.com. Coldwell Banker Realty is owned by a subsidiary of Anywhere Advisors LLC. If your property is currently listed with a real estate broker, this is not intended as a solicitation. © 2026 Lexi Morrow · LexiSellsGA.com