EXQUISITE NEW NEIGHBORHOODS NOW AVAILABLE.

HIGHLANDS VISTA
Ranch Style Homes from the $200s
Single level living with open floorplans, stylish interior appointments and comfortable outdoor living areas.

SANCTUARY COVE
Luxury Lakeside Living - Homes $300s - $800s
New 28-lot neighborhood featuring breathtaking views and offering individual deep water docks.

This beautiful master planned mountain, lake, golfing community is just 40 minutes from Atlanta, convenient to nearby Canton and minutes from the new, state-of-the-art Northside Cherokee Hospital. The vast list of amenities is much too long to list here and includes eight miles of walking/hiking trails, pickleball, championship golf and a crystal clear 540-acre lake surrounded by picturesque mountain views. For the full list of amenities and much more information, visit www.lakearrowheadga.com.

2419 Lake Arrowhead Drive | Waleska, GA 30183
770.720.2700
MEET OUR BUILDER TEAM

Majestic Lifestyle Builders is an Atlanta based Homebuilding company that is deeply rooted with the highest level of Integrity, Excellence and Values. Owned and operated by The Johnson Development Corporation, a team of professionals that for over three decades has set the standard as the nation’s finest master planned community developers has set their eyes on homebuilding. Bringing their nationally acclaimed award winning model to the homebuilding industry was a natural next step.

Majestic Lifestyle Builders is under the leadership of Steve Roe, Vice President and General Manager. Steve brings a fresh analytical approach along with an extensive background in the development of master planned communities and destination resorts, including Newland Communities and Grand Cypress Development Corporation. He is a member of the Urban Land Institute and the National Association of Homebuilders. Steve’s drive and proven leadership skills will continue to lead the team to the same level of accomplishments for which The Johnson Development Corporation is known.

Steve is joined by two Homebuilding Veterans and Georgia natives, John Ogilvie and Matt Wilkes. John owned and managed a successful homebuilding company and is known for his uncompromised level of customer service. John brings a diversified background not only in New Construction but in remodeling, office, light commercial and retail construction. John is a graduate of Georgia Tech and had a distinguished US Naval career on the USS Independence Aircraft Carrier. John’s level of expertise is highlighted by his desire to provide a home of unsurpassed quality. As a Licensed Georgia Builder, his skill set earned him a place in the Preferred Builder Programs led by The Atlanta Division of The Johnson Development Corporation at Towne Lake Hills, Bridgemill and Lake Arrowhead, where he built over 800 homes. John is responsible for the homebuilding in Highlands Vista at Lake Arrowhead.

Matt graduated from the University of Georgia and began his career in homebuilding with a well respected custom homebuilder who happened to be his father. It is at that time that they formed a family operated custom homebuilding business that was well regarded by distinguished local developers. Matt is a Licensed Georgia Builder whose skill set earned him a place in the Preferred Builder Programs of the renowned Cousins Properties’ master planned community developments. Matt brings strong listening skills and the ability to communicate with calm and care. His keen ability to focus on a customized level of detail has earned him customer praise. Matt is responsible for the homebuilding in Sanctuary Cove, Lake Arrowhead’s Luxury Lakeside Living community with a portfolio of plans designed by a local award winning architect.
RED BUD 40 - ELEVATION A
Lake Arrowhead

CALL: 770-720-2700
Total Square Footage: 2037 sq ft.

All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.
HICKORY - ELEVATION A
Lake Arrowhead

CALL: 770-720-2700
Total Square Footage: 2396 sq ft.

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CALL: 770-720-2700
Total Square Footage: 2438 sq ft.

MAGNOLIA
Lake Arrowhead Communities

Main Level

- Master Bedroom
- Family Room
- Porch
- Breakfast Area
- Foyer
- Laundry
- Bedroom
- Garage (2 Bay)

Optional 3rd Bath

Optional Tub/Shower Option

Upper Optional Level

- Bedroom #4
- Optional Second Closet
- Storage
- Bedroom #5

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CRAPE MYRTLE - ELEVATION A
Lake Arrowhead

CALL: 770-720-2700
Total Square Footage: 2635 sq ft.

MAIN LEVEL

UPPER OPTIONAL LEVEL

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CALL: 770-720-2700
Total Square Footage: 2657 sq ft.

MAIN LEVEL

UPPER OPTIONAL LEVEL

All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.
RED BUD - 36
Lake Arrowhead Communities
CALL: 770-720-2700
Total Square Footage: 1703 sq ft.

MAJESTIC LIFESTYLE BUILDERS

All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. Please consult with our Sales Professional for details.
KENSINGTON - ELEVATION A
Lake Arrowhead

CALL: 770-720-2700
Total Square Footage: 2165 sq ft.

MAIN LEVEL
- King bed
- Master bedroom
- Great room
- Kitchen
- W.I.C. bedroom 2
- Queen bed
- Bedroom 3
- Double garage

UPPER OPTIONAL LEVEL
- Bonus

All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.
CHEROKEE COUNTY TAX INFORMATION:

- Ad Valorem tax or property tax basis is established as of January 1st of each year. The basis for the taxation is the fair market value of the property.

- For an example of how a property tax bill is calculated see the facts below:
  - Total 2016 Millage Rate: 29.113 mills
  - Fair Market Value X 40% X Millage Rate = Taxes Due

  2016 Millage Rates
  - State .000
  - County M&O 5.680
  - School M&O 19.450
  - Fire 3.374
  - Park Bond .609
  - Unincorporated 29.113

- Cherokee County recognizes the Elderly School Exemption – applicants must have the homestead exemption and must be 62 years of age or older, on or before January 1st of the effective tax year. If qualified, applicant will be exempt from school taxes only up to $390,000 fair market value.

- See Senior Tax Exemption Estimates below:

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<th>HOME PRICE</th>
<th>TAXES WITHOUT EXEMPTION</th>
<th>TAXES WITH EXEMPTION</th>
<th>TOTAL SAVINGS</th>
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</tbody>
</table>

*One person on title must be 62 years of age or older to receive exemption. Full taxes are charged for tax values over $390,000. More information may be obtained directly from the Cherokee County Tax Commissioner to verify individual calculations.
Through A Relocator’s Eyes
Atlanta’s 55+ Communities

By Megan Thornton

Active retirees and seniors have no shortage of options when it comes to finding a new community in Atlanta. With choices that span the suburban metro area and head into the gorgeous north Georgia mountains, you won’t have to choose between being close to family, entertainment and the beautiful outdoors—as well as your everyday needs like the grocery store and medical professionals.

Lake Arrowhead
lakearrowheadga.com
(770) 720-2700

Patty Alessi and her husband, Bill Kleitz, are both retired college professors from Ithaca, New York. “For many years we had visited our daughter, son-in-law and grandchildren inMarietta,” Patty says. “After retirement, we thought it would be a good idea to have a place closer to them, in addition to enjoying a warmer and sunnier climate.”

Last winter, the couple rented a furnished apartment in Canton for two months to decide if moving to Georgia would suit them. “We explored not only Canton, but Woodstock, Lake Arrowhead, Marietta and Kennesaw and also areas within a one to two-hour drive: Ellijay, Blue Ridge, Dahlonega, etc. What we found were friendly people, an abundance of hiking and biking trails and many lakes,” Patty says, adding that she and her husband were impressed with the newness of many of the communities they visited. They were also excited by all of the things to do in many metro Atlanta communities with their restaurants, theaters, comedy clubs and live music venues.

With only two weeks remaining before they planned to head back to New York, the couple saw an internet ad for residences in Lake Arrowhead. “We made an appointment with Lisa Steele, our realtor, who showed us many lakefront and inland properties as well as building lots,” she says. “We fell in love with the Lake Arrowhead area. There were an abundance of on-site activities that would be at our disposal: tennis, pickleball, swimming, boating, kayaking, walking, biking, hiking, golf, although neither of us golf, and a clubhouse.”

The couple then visited the sales office of JohnDevelopment Corporation and Majestic Builders and selected a building lot. “We decided that phase II was a perfect fit for us as we would have a sense of community, which was also an important component for us,” Patty says. “In addition, it provided a convenience for us to walk or bike to hiking trails, the clubhouse and the lake, via the Great Festival Park.”

On Jan. 26, they moved into their new home. Since then, they’ve attended countless functions at the club house, including Reinhardt University seminars, painting classes, concerts, buffets and brunches, just to name a few. “In addition, our children and grandchildren love to visit us, hike the trails, take a pontoon ride on the water or ride bikes in the neighborhood. Even though our home is not situated with a lake view, it has a majestic view of the mountains, quiet and serene,” Patty says. “I would recommend Lake Arrowhead to someone relocating to the area if they would like a sense of community, enjoy outdoor activities and like to discover new areas, easily reachable from north Georgia.”

Lake Arrowhead is an award-winning mountain, lake and golfing community located about an hour north of Atlanta on a 540-acre lake with 21 miles of shoreline, a new golf course and lush woodlands.