



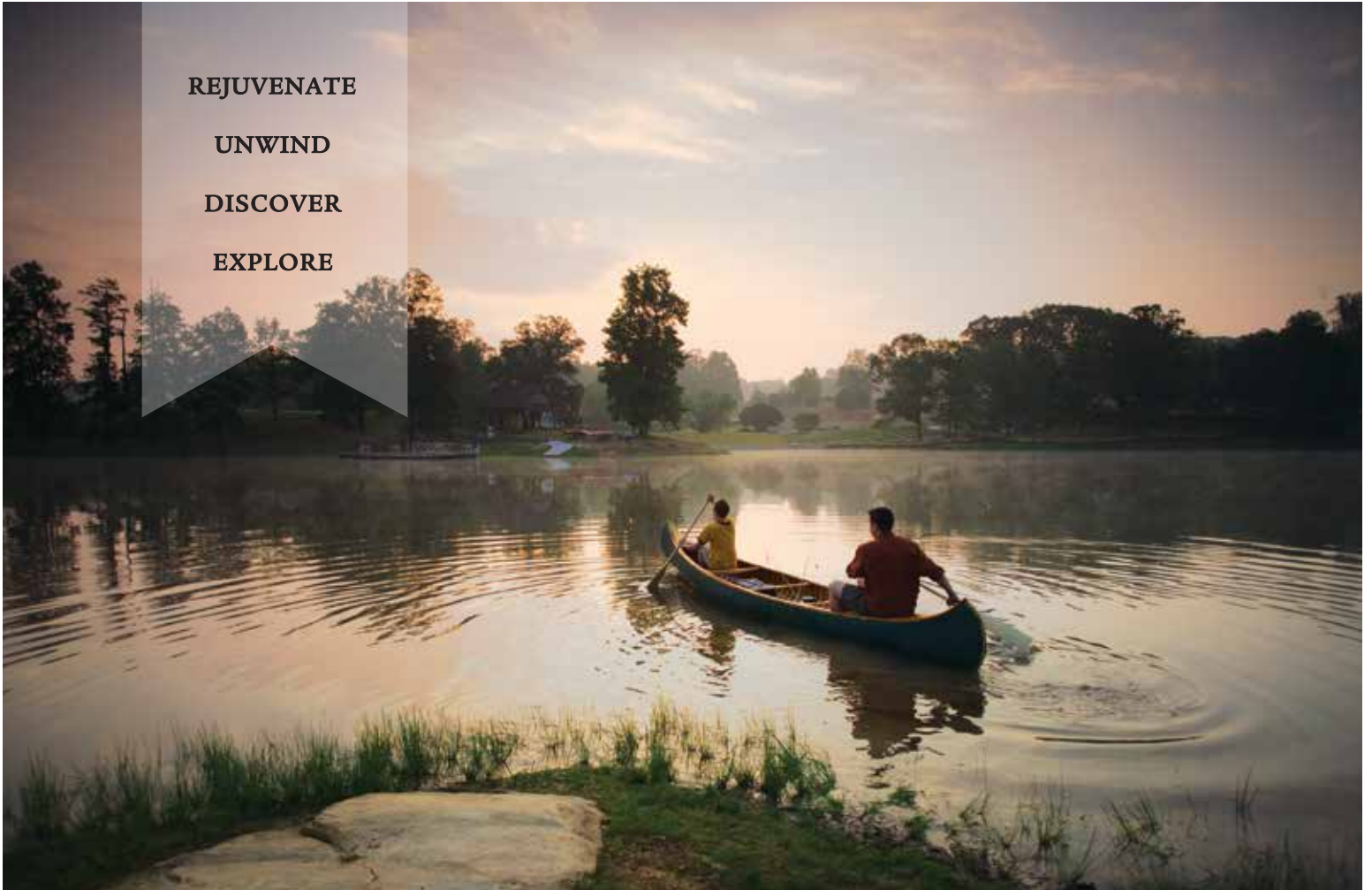
by
Newland COMMUNITIES

REJUVENATE

UNWIND

DISCOVER

EXPLORE



*Welcome to Sterling on the Lake,
a place perfect for slowing down and
catching up with your family and friends.*

A woman in a pink shirt and blue pants is walking a large, fluffy dog on a leash along a dirt path. The path is flanked by tall trees, and the scene is set during a golden sunset. The sky is a mix of orange and grey, and the overall atmosphere is peaceful and scenic.

HIKING

ROWING

JOGGING

PLAYING

REFLECTING

PICNICKING

SWIMMING

a place to make connections.

No day is like another at Sterling on the Lake.

Perhaps your morning starts out with a job along the trails through the woods. The afternoon might bring a soccer game on the Village Green, or a refreshing dip in the pool. Dinner might include a neighbor's barbecue at the Lakeside Pavilion or movie night at the Lakeside Clubhouse.

In the charming town of Flowery Branch, you'll find Sterling on the Lake, tucked away with tranquil lakes, beautiful protected open space, and a lively Lakeside Clubhouse where neighbors become friends.

A FRIENDLY, SMALL-TOWN ATMOSPHERE

Sterling on the Lake™ offers small-town community living, yet you're just minutes away from where you want to be. Stroll through the historic downtown of Flowery Branch, which dates back to 1873, and enjoy galleries and shops within the restored buildings—all just 40 miles north of downtown Atlanta.

The spirit of discovery continues inside the classroom where your children will attend schools close to home. You have your choice of nearby public and charter schools within the Hall County School System, as well as several private schools. And after graduation, scholars can spread their wings at local colleges and universities.

LIBRARY COMPUTER LAB



LAKESIDE CLUBHOUSE



VILLAGE PARK



HARVEST BALLOON FESTIVAL



75 ACRES OF COMMUNITY LAKES



LAKESIDE CLUBHOUSE

It's hard to imagine a day when you won't visit the Lakeside Clubhouse. Meeting rooms, generous porches, and a veranda with an outdoor fireplace are delightful places to meet with friends. Catch a movie in the 27-seat movie theater, or visit the 24-hour fitness center and playground. Plus, there's a pool complex with a two-story water slide and infinity pool. And with a full-time Activities Director, you can count on a full social calendar of fun events.



LIBRARY AND CAFÉ

The new 28,000 sq. ft. Hall County Sprout Springs Public Library has something for everyone: A kids area with story time and puppet room. A computer lab, wireless access, meeting rooms with projectors, private study areas, private teen area, and numerous public access computers. All this, along with the Friends Café, make this one of the nicest public libraries in Georgia.



TENNIS CENTERS

Tennis is a big deal here. We don't just have one tennis center, we have three. Our on-site tennis pros coach all levels and ages. Home to lively competition and community, Sterling on the Lake hosts numerous events and an annual charity tournament to benefit a local non-profit.



LAKES

The private lakes of Sterling on the Lake are the true heart of the community. Lake Sterling is 45 acres of fun and relaxation, where you can check out a kayak or canoe, paddle over to Picnic Island, go fishing on community lakes, or relax at the Lakeside Pavilion and fire up the barbeque.



PARKS & TRAILS

Miles of trails for walking, jogging, and biking connect neighborhoods, recreational facilities, and parks, offering a connection to the outdoors and nature, while providing residents with an opportunity to unwind and recharge. Vary your route to meander past streams, visit the waterfall, or just stop at a bench along the lakeshore to relax and enjoy the view.



CHILDREN'S TREEHOUSE

Your children will love spending time in the Sterling on the Lake Treehouse—and half the fun is getting there. It's a bit off the beaten path, but explore and soon you'll find every child's dream house built into the branches of towering trees.



WATERPARK

In Sterling, you'll find features that appeal to lap swimmers, casual loungers, and water babies alike. Our Waterpark includes a competition-style pool with infinity edge and waterfall, a free-form pool with zero-entry edge, children's waterslide, and wading pool. The upshot? Many cool days ahead.

Among the trees, along the lake.

Throughout the community, spacious, well-crafted homes designed for comfortable living exude southern charm with wide, wrap-around porches. Opportunities to reach out and connect, or lose yourself in the splendor of it all are all around you—whether at the Lakeside Clubhouse, along the trails, a tennis game with friends, an early morning kayak adventure, or a rejuvenating dip in the pool—and all within easy distance of your new home.



LEGEND

- | | |
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| <ul style="list-style-type: none"> 1 Clubhouse and Pools <ul style="list-style-type: none"> • Zero-Entry Pool with Waterslide • Infinity-Edge Pool • Fitness Center • Private Movie Theater • Playground 2 Lakeside Pavilion with Boat Dock and Launch 3 Picnic Island 4 Village Green 5 Information Center 6 Children's Treehouse 7 The Tennis Center 8 Amenity <ul style="list-style-type: none"> • Basketball Court • Tennis Courts • Playground | <ul style="list-style-type: none"> 9 Village Park <ul style="list-style-type: none"> • Fire Pit • Swings 10 County Library/Café 11 The Lodge <ul style="list-style-type: none"> • Clubhouse • Pool • Bocce Ball Court 12 Amenity <ul style="list-style-type: none"> • Pool • Covered Pavilion • Tennis Courts • Playground |
|---|--|
- Future Residential
 Available
 Complete
 Walking Trails & Bike Paths

The point of paddling is not so much the destination, but the journey itself.



We love it when friends stop by.

You're invited to stop by and experience some of the hospitality that Sterling on the Lake is known for. Sit down, relax, and find out about everything this friendly community has to offer. We can answer all of your questions about local schools, community activities and local recreational opportunities. We hope to see you soon.

SterlingOnTheLake.com



BE A RESIDENT FOR A DAY

Join us for a Sterling experience. Be our VIP for a day and enjoy a personalized tour of the community. Experience the tranquil lakes, preserved open space, Tennis & Fitness Center, pools, and local flavor of Flowery Branch with great discounts on restaurants, lodging, and recreation.

*We fish for relaxation, to be
with family and to enjoy nature.
Oh, and maybe to hook
the "big one."*



LEARNING

FISHING

SPLASHING

CLIMBING

BIRDING

EXPLORING



LOCAL AMENITIES

-  Hall County School
-  College/University
-  Shopping
-  Golf Course
-  NE GA Medical Center
-  Hartsfield-Jackson International
-  Chateau Elan
-  Lake Lanier Islands
-  Road Atlanta
-  Falcons Training Camp
-  Gwinnett Braves



by
Newland COMMUNITIES

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Newland Communities is the largest private developer of planned mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create communities for people to live life in ways that matter most to them.
www.newlandcommunities.com | www.nashcommunities.com



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