

A wide-angle photograph of a calm lake at sunset. The sky is a mix of soft pinks, oranges, and blues. The sun is low on the horizon, creating a shimmering reflection on the water. In the foreground, two people are in a dark green canoe, paddling away from the viewer. The person in the back is wearing a yellow shirt, and the person in the front is wearing a red shirt. The water is still, reflecting the colors of the sky and the silhouettes of the trees on the far shore. A small wooden pavilion is visible on the left side of the far shore, surrounded by lush green trees.

# Own Your Bliss.

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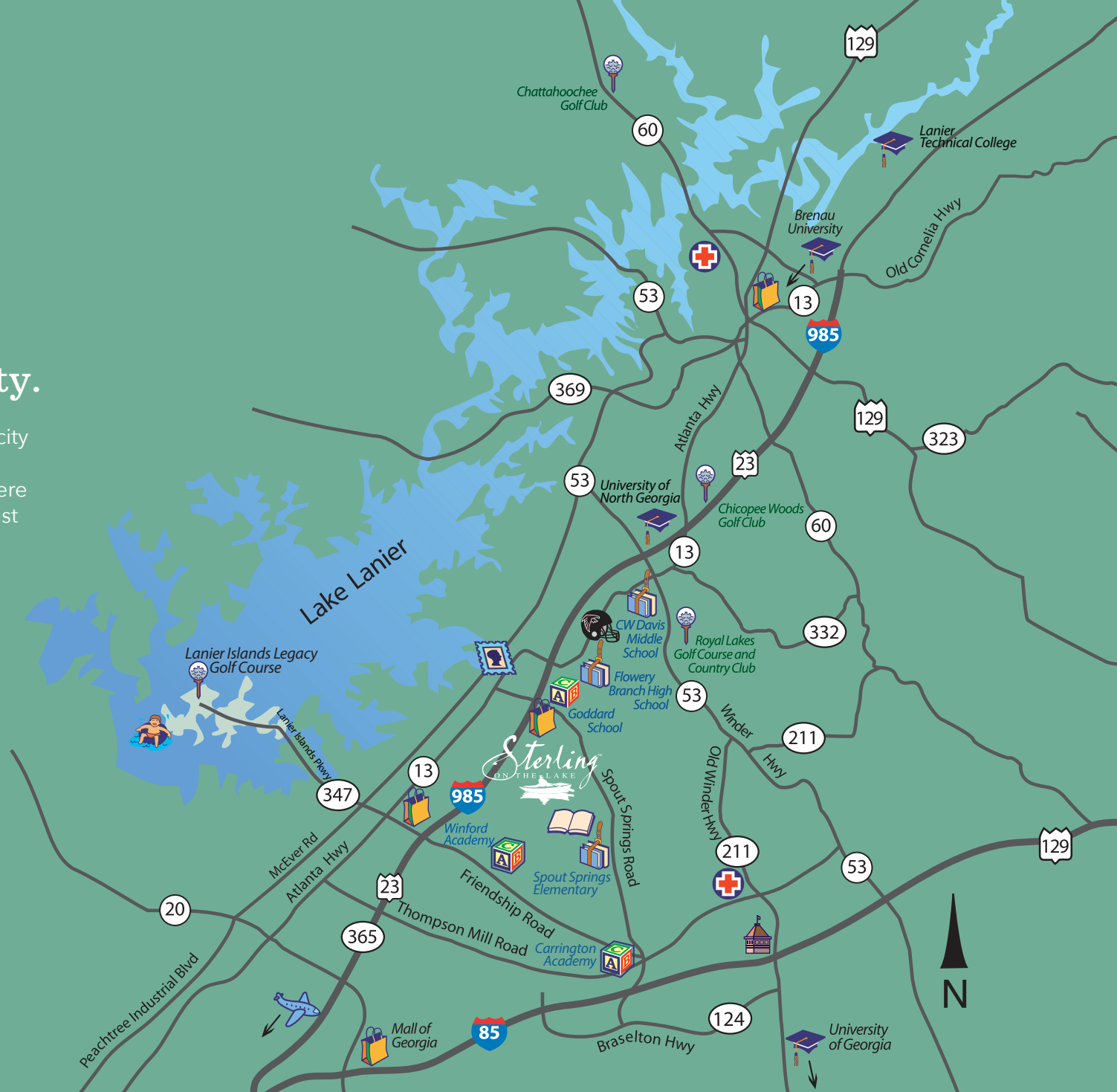


## Bliss Lives Between Nature and the Big City.

Sterling on the Lake is located within the city limits of Flowery Branch, Georgia. Here, you'll find a friendly, small-town atmosphere close to area employment centers and just 40 miles north of Atlanta. You'll also find quality medical care, excellent education and plenty of shopping and dining!

### LOCAL AMENITIES

- |                      |                                  |
|----------------------|----------------------------------|
| Hall County Schools  | Library/Coffee Shop              |
| College/University   | Hartsfield-Jackson International |
| Child Care           | Château Élan Winery & Resort     |
| Shopping             | Lake Lanier Islands              |
| Golf Course          | Falcons Training Camp            |
| NE GA Medical Center |                                  |
| Post Office          |                                  |



Newland 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 enduring, healthier communities for people to live life in ways that matter most to them.  
[www.newlandco.com](http://www.newlandco.com) | [www.nashcommunities.com](http://www.nashcommunities.com)



**NORTH AMERICA  
SEKISUI HOUSE**



# Neighborhoods

## The Creekside

### D.R. Horton

Ranch-Style, 2-Story,  
Master-on-Main Homes  
From the \$300s  
Square Footage: 1,600 - 2,400+  
Model: 6706 Moondancer Court

## The Springs

Low-Maintenance

### D.R. Horton

From the \$300s  
More information:  
770.967.9777

## The Enclave

Lake Views

### Vanderbilt Homes

From the high \$500s  
More information:  
770.967.9777

## The Retreat

55+ Living

### David Weekley Homes

Ranch-Style  
From the \$300s  
Square Footage: 1,600 - 4,300+  
Model: 6828 Bungalow Road

## The Overlook

Lake Views

### D.R. Horton

From the \$400s  
More information:  
770.967.9777

## The Preserve

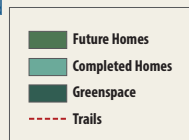
Custom Lot Program

### Choose Your Builder

For more information contact:  
Jamie Mock  
Jamie.mock@evrealestate.com  
Mobile - 770.616.1531

### Harcrest Homes

Ranch-Style, 2-Story,  
Master-on-Main Homes  
1- to 2-Acre Homesites  
From the high \$500s  
Square Footage: 2,900 - 3,700+  
Model: 6710 Winding Canyon Road



**Information Center**  
Although the Information Center is closed, brochures remain available for pickup.

**Clubhouse**  
Swimming pool

**The Lodge**  
Swimming pool  
Caterer's kitchen  
Gathering room  
Bocce ball court

**Lakeside Clubhouse**  
Infinity edge, zero entry swimming pool  
2-story water slide  
24-hour fitness center  
Movie theater  
Caterer's kitchen  
Gathering rooms

\*Purchaser understands and acknowledges they are purchasing a lot from Seller and must separately contract with a select builder for the construction of their home. Purchaser may, in connection with the construction of their home, select from any number of models or finishes from their selected builder. Seller does not warrant or guarantee that any such builder's home model or finishing items such as, but not limited to, tile, marble, carpet, cabinets, stone, brickwork, wood, paint and mica, will only be offered or made available only to Purchaser. Terms such as custom, customized and words of similar import used in Seller's marketing materials do not mean unique or singular. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

Map not to scale. This community map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. 4/21



BY  
NEWLAND®



## AMENITIES



## Here, No Two Days Are the Same

Beyond your new house, you'll experience a community unlike any other.

### Lakes

At the heart of our community is Lake Sterling, 75 tranquil acres of recreation and relaxation. Cast your line, go for a cruise in a community canoe, or take in the beauty onshore as you grill up some family favorites.

### Lakeside Clubhouse

It's hard to imagine a day when you won't visit the Lakeside Clubhouse. Here, find a zero-entry, infinity-edge swimming pool, a two-story waterslide, 24-hour fitness center, 27-seat movie theater, meeting rooms, and a full caterer's kitchen. Can't decide what to do first? Try relaxing on the Lakeside's spacious porches and just enjoy the beauty that surrounds you.

### Trails & Parks

Our community is connected – by trails, neighbors, and the memories we make here. Mix up your route to find hidden gems, like awe-inspiring waterfalls throughout the community, or stop by one of our parks, like The Village Green. These natural, green spaces were made for relaxing, yoga, a game of catch or a pickup game of soccer.

### The Lodge

Enjoy a relaxing afternoon at The Lodge. Featuring a great gathering room with a roaring fireplace and a beautiful caterer's kitchen, it's the perfect place to host events or meet with members of one of our many clubs. Take in the community's beauty in the shade of a gorgeous covered porch or cool off in the pool!

### Tennis

With multiple tennis courts, our own community league, and an on-site pro to coach beginners and advanced players alike, there's plenty of opportunity to serve up some competition. And if you feel like mixing up your game, we have dedicated bocce and pickleball courts, too.

### Playgrounds & Play Areas

Sterling on the Lake was designed as a place for families of all ages! With four pools, four playgrounds, a treehouse built by Treehouse Master, Pete Nelson, and a lot of open spaces in between, it's an exciting time to be a kid at Sterling on the Lake.

### Library & Café

We love having the Hall County Spout Springs Public Library right in our backyard! Inside, the Friends Café has delicious snack options and wireless access. With plenty of computers, study spaces, meeting rooms, and special activities for kids and teens, it's the perfect place to study or spend the day with a good book.



# SCHOOLS



## Get Smart

Sterling on the Lake offers a School of Choice program with many great public, private, and magnet school options nearby. Home schooling is a popular option in our community, too. With so many great options, you'll be sure to find the best fit for your child.

### Districted Schools:

#### **Spout Springs School of Enrichment**

6640 Spout Springs Road, Flowery Branch, GA 30542  
Phone: 770-967-4860 Fax: 770-967-4883

It is the mission of Spout Springs School of Enrichment to provide an educational environment where all students are able to discover and develop their talents through active engagement in challenging and enjoyable learning experiences, which are constructed around their individual interests, learning styles, and preferred modes of expression. We believe this approach will result in enriched learning and higher student achievement for all students.

#### **C.W. Davis Middle School**

4335 Falcon Parkway, Flowery Branch, GA 30542  
Phone: 770-965-3020 Fax: 770-965-3025

C.W. Davis Middle School's mission is to provide students with the best education possible in an engaging and challenging environment that is also welcoming to our parents and the larger community. The school has a capacity for 1,025 students in the sixth, seventh and eighth grades. Its mascot is the falcon, and its colors are red and black.

#### **Flowery Branch High School Global Studies and Leadership Academy**

4450 Hog Mountain Road, Flowery Branch, GA 30542  
Phone: 770-967-8000 Fax: 770-967-1218

Flowery Branch High School Global Studies and Leadership Academy students enjoy a variety of innovative scheduling and instructional approaches—both traditional and technology based, as they study global concepts through the lens of leadership. The Autonomous Learner Model is used to guide investigations in self-selected academic areas. Students choose their own career pathways, which include Honors-level CTAE courses.

### Magnet & Competitive Programs of Choice:

Hall County Schools offer a school-choice program that makes highly personalized education available to all students. Currently, the system offers many magnet schools and programs of choice to bring innovative curricula to students in a more concerted effort to meet their individual needs.

Students may apply to a school with a certain focus or to a school with a unique program that matches their individual interests, aptitudes and goals. Except for Early College at Jones, Lanier College Career Academy, and World Language Academy (in some instances), parents of students who live outside the school's attendance zone must provide transportation.

# HOA



## The Benefits of Having a Homeowners Association

Part of what makes Sterling on the Lake feel like home is the careful planning, beautiful landscaping, and architectural design of our community. The Homeowners Association (HOA) helps maintain these community standards and ensures we never lose that charm. The Design Review Committee approves resident requests for modifications to their homes and/or properties to ensure consistency with community guidelines. The HOA also determines additional parameters to enhance the community.

<b>New Homeowner Initiation Fee</b>	This fee funds the reserve account for the HOA. This is a one-time fee paid at home closing.	\$1,200
<b>Annual Fee (All Residents)</b>	This fee pays for the overall operational expenses of the community. Payment of this fee allows residents access to all amenities aside from The Retreat. Fee is prorated based on home closing date.	\$1,200 Annual Master Association Fee
<b>The Retreat</b>	This fee pays for the overall operational expenses of the community. Payment of this fee allows residents access to all amenities. Fee is prorated based on the home closing date. This also pays for lawn maintenance. Irrigation is not included and is the responsibility of the homeowner.	\$1,900 Initiation Fee \$1,200 Annual Master Association Fee \$185 Monthly Sub-association Fee

\* Lawn Maintenance Service applies to landscaping installed at the time of home closing. Maintenance of new or additional landscaping is the responsibility of the homeowner. Only sodded or manicured areas are maintained. Natural areas that are not sodded, pine strawed or manicured are not maintained by the HOA. Fences must be unlocked and pets must be inside the home on maintenance day. Additional details are available by contacting the Property Manager.

Homes within the Sterling on the Lake community are constructed and sold by builders not affiliated with Newland communities or Newland affiliated companies. Prices, specifications and details are subject to change without notice. Fees updated 10/12/2020.



## LOW-MAINTENANCE NEIGHBORHOODS



### The Low-Maintenance Life

Sterling on the Lake is the place to find the home you've always wanted, that's also easy to take care of. Gain a little extra freedom by selecting a new home in The Hillcrest or The Springs, our low-maintenance neighborhoods that may be the right fit for your active lifestyle. Lawn maintenance and friendly neighbors come standard in these beautiful neighborhoods.

#### Homes That Make a Splash

Experience the best of low-maintenance living near the heart of Sterling on the Lake in The Springs. These ranch-style homes from Taylor Morrison and Vanderbilt Homes provide a classic, natural aesthetic and feature versatile designs and open floor plans that are ideal for entertaining.

#### The View From the Top

The Hillcrest neighborhood features ranch-style and two-story homes by D.R. Horton. An equal mix of flexible design and architectural charm, homes in The Hillcrest come with lawn maintenance, so you have more time to enjoy the bliss that surrounds you.



## 55+ LIVING AT THE RETREAT



### Enjoy the Bliss of Both Worlds

Staying close to family, maintaining an active lifestyle and enjoying the peace of nature are all part of finding your next chapter at Sterling on the Lake. Our new gated, low-maintenance 55+ neighborhood, Encore by David Weekley Homes at The Retreat, is the perfect place to call home if you want an idyllic, laidback lake lifestyle. Enjoy open-concept homes that are ideal for entertaining, elegant primary suites for unparalleled relaxation, modern kitchens to hone in on your culinary skills, professional lawn care maintenance, and more. With multiple floorplans to choose from, these 1.5-story ranch-style homes feature plenty of room to spread out and unwind, making it easy to find your piece of paradise.

### Find the Best of Everything, Including Yourself

Finding a home at The Retreat allows you to make the most of your bliss. With low-maintenance living, you'll have more free time to take it all in. Residents will have special access to The Retreat's 55+ private clubhouse, complete with fitness and aerobics rooms, a pool table and a selection of indoor and outdoor gathering areas. Outside of the clubhouse, you can participate in a tennis or pickleball match on the sports courts or relax in the pool. And with access to the greater community's green spaces, tennis courts, trails and Lakeside Clubhouse, you'll enjoy being a part of something bigger.



**"I pinch myself every time I wake and think, wow, I get to live here."** - Joan, Sterling on the Lake Resident

**Encore**  
by David Weekley Homes



# LUXURY NEIGHBORHOODS AND CUSTOM LOT PROGRAM



## Live in Luxury by the Lake

Be part of the action or get away from it all. Stroll along a trail around the lake, jog over to Linear Park or the clubhouse, or take a bike ride to a friend's house. Our luxury homes are the best combination of quiet and secluded with a dash of fun and excitement. Connect. Disconnect. It's completely up to you.

### Luxury Neighborhoods

#### Home With a View

In The Overlook, you'll enjoy amazing lakefront views from the stylish, open interior of your new Harcrest home. These homesites offer picturesque living, inside and out. And the neighborhood's central location makes it easy to get out and enjoy resort-style amenities or stay in for some serenity.

#### A Hidden Enclave

The Enclave is an intimate haven with tranquil lake views and beautiful designs from Vanderbilt Homes. This neighborhood features traditional homesites and is located near the heart of Sterling on the Lake, meaning you're never too far from where all the action happens.

### Make Your Dream Home a Reality: The Custom Lot Program

Sterling on the Lake offers the homebuilding experience of a lifetime with our Custom Lot Program, exclusively inside **The Preserve**.

#### How It Works

First, choose your lot within The Preserve neighborhood to fit your dream design—whether you're looking for easier access to amenities, more space or extra privacy. Next, select your builder—bring your own, or we can provide a list of our approved partners. Finally, build the home of your dreams on a one- or two-acre homesite within Sterling on the Lake.

#### Benefits of the Custom Lot Program

**Lots of Space** – One- and two-acre homesites available

**The Lake Life** – Access to all of Sterling on the Lake's incredible amenities, events and activities

**Lay of the Land** – Choose from rolling hills or more level ground

Come find your bliss.




[SterlingontheLake.com](http://SterlingontheLake.com)    

Information Center | 7004 Lake Sterling Blvd. | Flowery Branch, GA | 30542 | 770.967.9777



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 Prices, specifications, details and availability of Builder's homes are subject to change without notice. • This is not intended to be an offer to sell or a solicitation of offers to buy real estate in the Sterling on the Lake Community to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. • NNP-Looper Lake, LLC ("Fee Owner") is the owner and developer of the Sterling on the Lake Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively, "Sterling on the Lake") are building homes in the Community ("Builder(s)"). Fee Owner has retained Newland communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Owner. Newland communities and North America Sekisui House are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland communities and/or North America Sekisui House arising out of their purchase transaction. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. 2020 © Sterling on the Lake. All Rights Reserved. Sterling on the Lake is a trademark of NNP-Looper Lake, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission. (3/21)