

# *a locals guide to* north atlanta suburbs



**LOCAL LOVES**

**GOOD EATS**

**LIFESTYLE LIVING**

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THE ULTIMATE GUIDE TO LOVING THE SUBURBS THE WAY WE DO

# hey there.

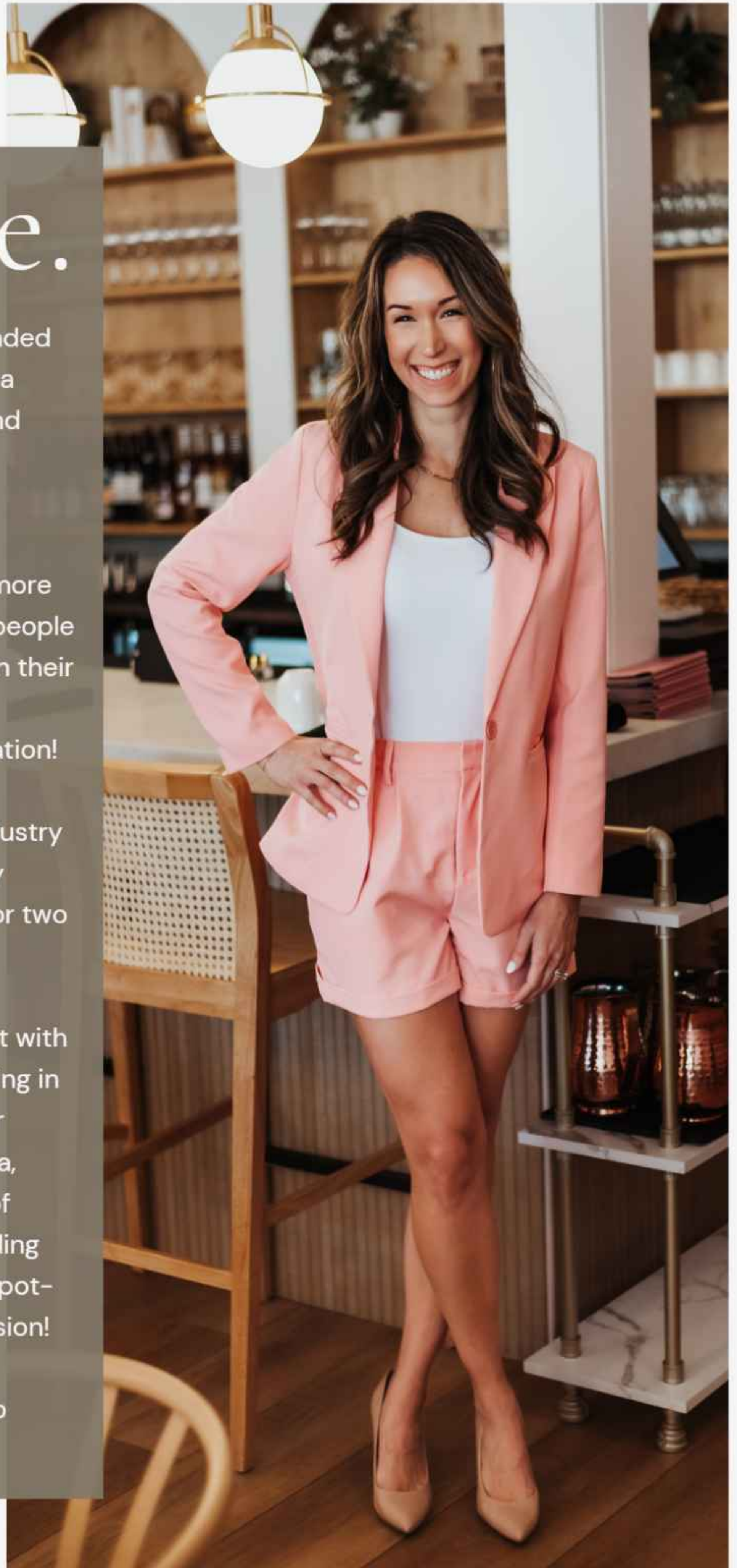
I'm Sarah. I am so glad you downloaded my community guide for the Atlanta suburbs. The metro area is huge, and choosing where to live can be overwhelming.

There's nothing that lights my fire more than cultivating relationships with people who want to build their dream life in their dream home. The first part of the equation is finding their dream location!

With 9+ years in the real estate industry and living in the suburbs almost my whole, I like to think I know a thing or two about the area.

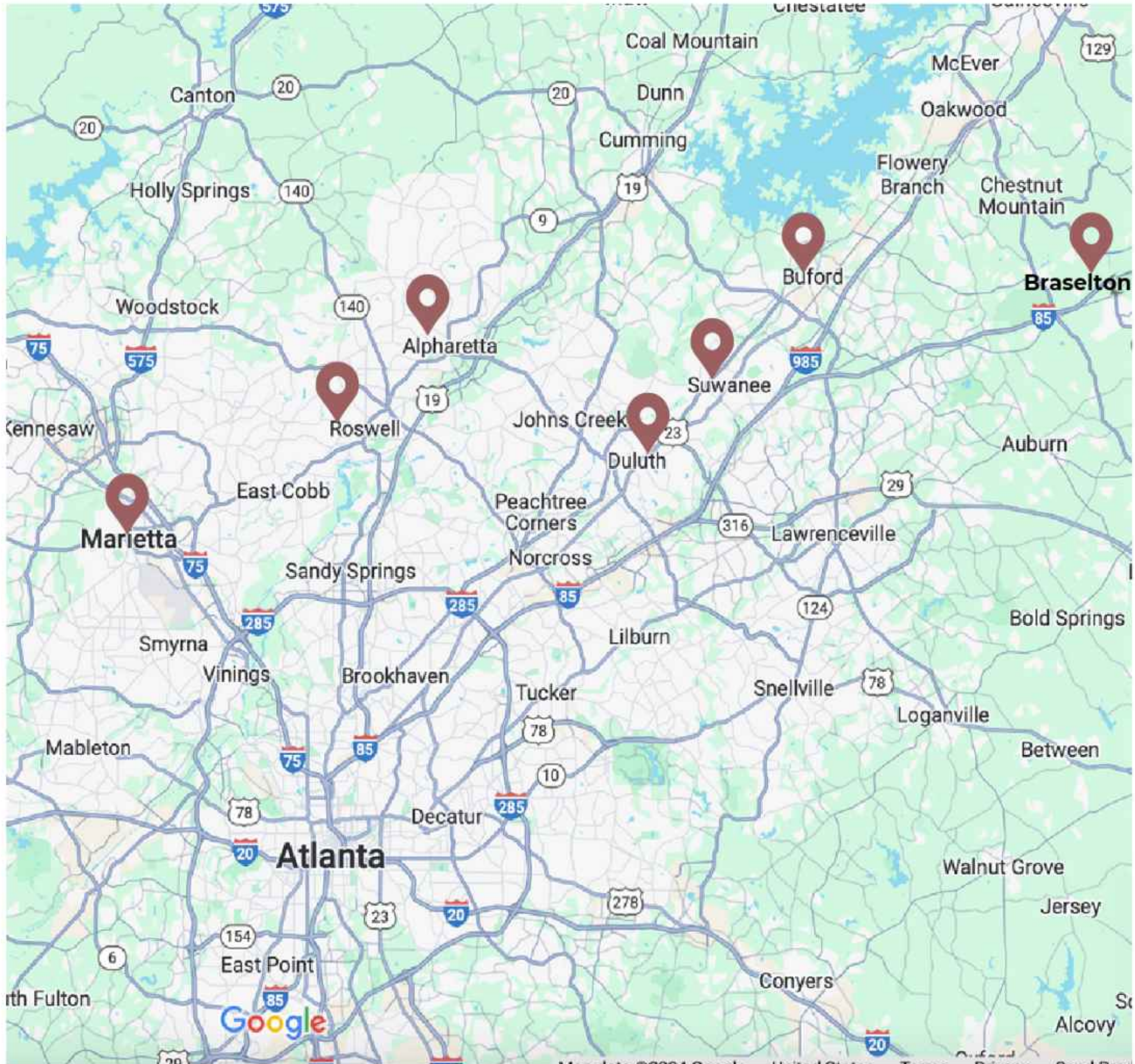
This is exactly why I wanted to start with ground zero, showcasing all that living in Metro Atlanta has to offer. Whether you're relocating to the Atlanta area, maybe moving to a different area of around the Metro area, or just needing inspiration for a Friday night date spot—information is key in making a decision!

Enjoy this peek of what life in Metro Atlanta could look like for you!



ATLANTA SUBURBS

# COMMUNITIES



I grew up in the Northwest part of town- Cobb County and moved to Gwinnett County as an adult. With that said, I have first hand knowledge and expertise on what each side of Atlanta is like.

Spoiler alert: they are very similar! Just different interstate systems! In this guide, I'm going to break down 7 of my favorite North Atlanta suburbs.

# ALPHARETTA

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## DEMOGRAPHICS

### POPULATION

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67,056

### MEDIAN AGE

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40.6

### MEDIAN FAMILY SIZE

---

2.65

### HOMEOWNER PERCENTAGE

---

67%

### HOUSEHOLD INCOME

---

\$146,581

### INDIVIDUAL INCOME

---

\$72,996

# ALPHARETTA LIVING

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## ALPHARETTA

Alpharetta is where posh couture and high end real estate meet. This vibrant community was voted one of the South's Best by the readers of Southern Living® Magazine for 2023.

Alpharetta has a unique blend of excellent schools, incredible job opportunities, great shopping and cultural events.

With over 200 restaurants and 700 acres of parkland, everyone wants to live here, but it's more pricy than other suburbs.

### WHAT'S IT GONNA COST YA?

\$710,000 was the median sales price in 2024.

### JUST THE FACTS

**LISTENING TO:** all the concerts at the outdoor concert venue, Ameris Bank Amphitheatre

**SHOPPING:** with hands full of bags at Avalon. Upscale shopping at its finest

**MOST LIKELY:** to be at a festival. Nicknamed the "City of Festivals" because of its year-round community events

**TYPICAL HOME:** you'll see a mix of traditional Southern-style houses, craftsman homes, and sleek modern townhomes

# ALPHARETTA NEIGHBORHOODS



**COUNTRY CLUB OF  
THE SOUTH**  
Med. Sales Price: \$1,800,000



**AVALON**  
Med. Sales Price: \$1,285,250



**WINDWARD**  
Med. Sales Price: \$865,000



**THE MANOR**  
Med. Sales Price: \$2,256,065

People love the schools here. If you live in Alpharetta, you'll be zoned for one of these high schools:

ALPHARETTA  
CENTENNIAL  
MILTON  
JOHNS CREEK  
CHATTAHOOCHEE  
NORTHVIEW  
CAMBRIDGE  
CREEKVIEW  
DENMARK  
SOUTH FORSYTH

[browse homes for sale in Alpharetta](#)

## GOOD EATS & MORE

### TEX MEX

SUPERICA  
PURE TAQUERIA  
TARAHUMATA MEXICAN GRILL

### ITALIAN

CASA NUOVA  
COLLETTA  
VINNY'S

### AMERICAN

SOUTH MAIN KITCHEN  
SECRETO KITCHEN & BAR  
SMOKEJACK BBQ

### JAPANESE & SUSHI

ICHIBAN STEAK & SUSHI

### STEAK

RAY'S AT KILLER CREEK  
OAK STEAKHOUSE  
CABERNET STEAKHOUSE

### THAI & INDIAN

NAHM FINE THAI CUISINE  
MADRAS CHETTINAAD  
THAI THAI RESTAURANT

### HOTELS:

THE HOTEL AT AVALON  
HILTON ALPHARETTA ATLANTA

### COFFEE & BREAKFAST:

THE NEST CAFÉ  
MAPLE STREET BISCUIT COMPANY

### GIRLS/DATE NIGHT

RUMI'S KITCHEN  
CITIZEN SOUL  
MF BAR

### PARKS & TRAILS

BIG CREEK GREENWAY  
WILLS PARK  
WEBB BRIDGE PARK

### SELF CARE

THE WOODHOUSE DAY SPA  
NATURAL BODY SPA AND SHOP  
L'OCCITANE SPA  
RESTORE

# BRASELTON

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## DEMOGRAPHICS

### POPULATION

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15,538

### MEDIAN AGE

---

36.5

### MEDIAN FAMILY SIZE

---

2.7

### HOMEOWNER PERCENTAGE

---

80.7%

### HOUSEHOLD INCOME

---

\$113,810

### INDIVIDUAL INCOME

---

\$56,525

# BRASELTON LIVING



## BRASELTON

Many have disagreed with me that Braselton shouldn't be considered an Atlanta suburb, but I'd argue it absolutely is. It's about 45 miles/1 hour northeast of Atlanta, right off of Interstate 85.

Braselton has mastered revitalization with many old buildings remastered into unique shops, restaurants, funeral homes, etc. The downtown is my favorite, well-known for its restaurant options and family friendly events. Another nearby town, Hoschton, runs right into Braselton.

This area is small enough to still feel a bit rural, but rapidly growing.

### WHAT'S IT GONNA COST YA?

Median Sales Price here is \$444,157.

[watch this video on Braselton's unique history!](#)

### JUST THE FACTS

**LISTENING TO:** the sound of golf balls being hit on the fairways of the Chateau Elan Golf Course and the faint sound of engines roaring from Road Atlanta

**SIPPIN ON:** a locally brewed craft beer from Braselton Brewing Co or a martini flight from Rebar

**TYPICAL HOME:** blend of newer construction starter homes and luxurious manors

**MOST LIKELY:** to go to the annual Antique festival in town and hop on the trolley to see holiday lights

# BRASELTON NEIGHBORHOODS



**CHATEAU ELAN**  
Med. Sales Price: \$1,176,900



**RESERVE AT LIBERTY PARK**  
Med. Sales Price: \$546,144



**TWIN LAKES**  
Med. Sales Price: \$466,863  
\*technically Hoschton



**REUNION**  
Med. Sales Price: \$620,000  
\*technically Hoschton

Braselton is unique in that it falls into 4 different counties- Gwinnett, Hall, Barrow and Jackson. That means that 4 different school buses can run through the same neighborhood. If you live here, you'll be zoned for one of these high schools:

MILL CREEK  
JACKSON COUNTY  
WINDER-BARROW  
CHEROKEE BLUFF  
APALACHEE  
FLOWERY BRANCH

[browse homes for sale in Braselton + Hoschton](#)

## GOOD EATS & MORE

### TEX MEX

CABO'S  
LA HACIENDA  
DIABLO'S SOUTHWEST GRILL

### ITALIAN

BIBA'S  
VERSAILLES RESTAURANT AND BAR

### AMERICAN

SARAZEN'S BAR & GRILLE  
JACK'S LOCAL STATION  
PADDY'S IRISH PUB  
BRASELTON BREWING COMPANY

### JAPANESE & SUSHI

UMAMI TAVERN

### STEAK

COTTON CALF KITCHEN  
MARC

### HOTELS

CHATEAU ELAN WINERY & RESORT  
HAMPTON INN & SUITES BRASELTON

### COFFEE & BREAKFAST

HOSCHTON COFFEE COMPANY  
GALLOPING GALETTE  
PAPA JACK'S COUNTRY KITCHEN

### SELF CARE

SPA AT CHATEAU ELAN  
LUM AESTHETICS  
FRENCHIE'S

### GIRLS/DATE NIGHT

CORK IT BRASELTON  
FLOURISH TAP ROOM  
REBAR  
CHATEAU ELAN WINE TASTING  
OR COOKING CLASSES

### DESSERT

JUKE N JIVE CREAMERY  
SUGAR N PROOF

### PARKS & TRAILS

MULBERRY RIVERWALK  
VINEYARDS AND TRAILS AT  
CHATEAU ELAN WINERY

# BUFORD

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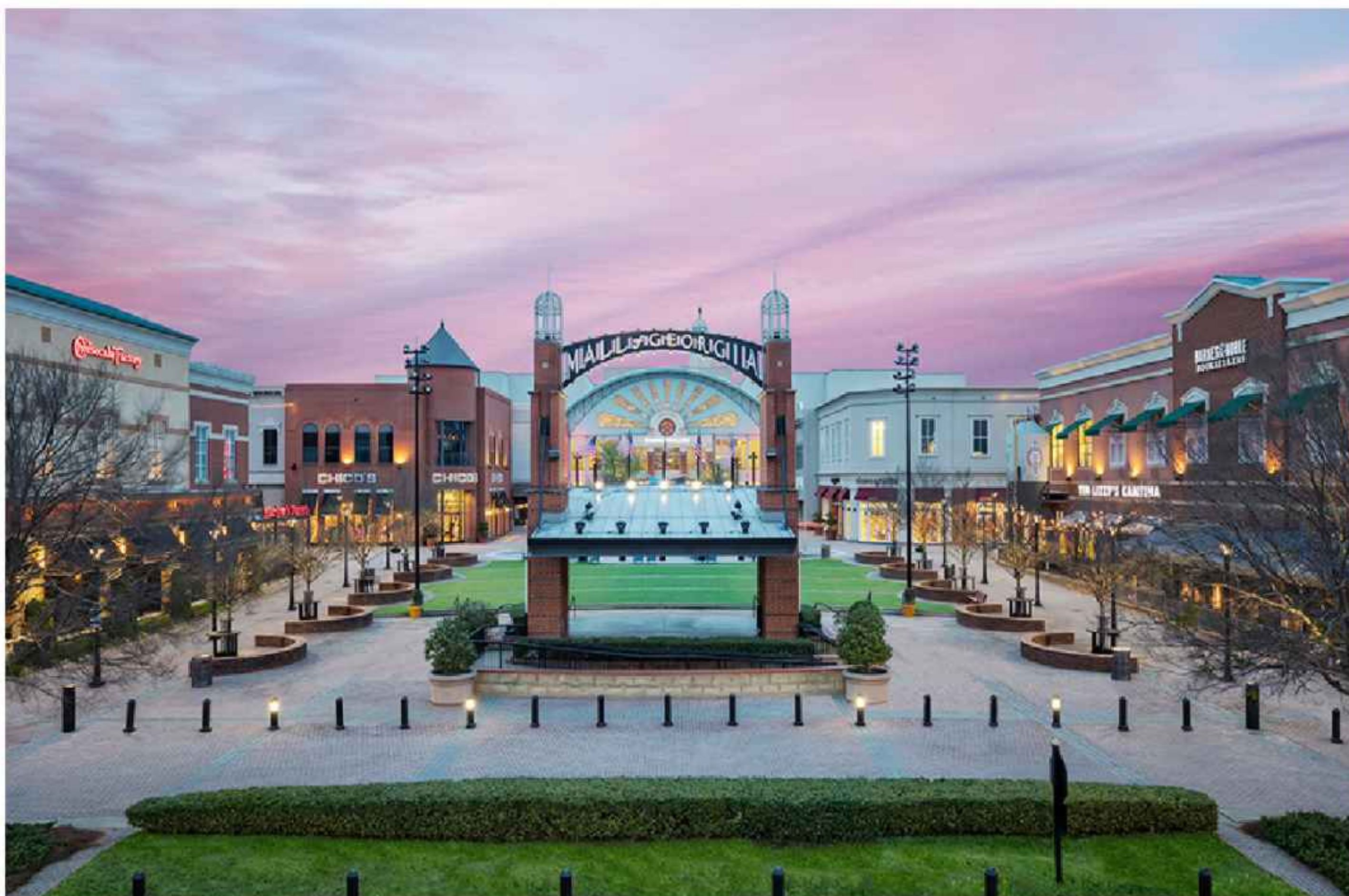


## DEMOGRAPHICS

POPULATION	MEDIAN AGE	MEDIAN FAMILY SIZE
18,273	35.6	3.3
HOMEOWNER PERCENTAGE	HOUSEHOLD INCOME	INDIVIDUAL INCOME
72.1%	\$68,165	\$32,073

# BUFORD LIVING

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## BUFORD

When we talk about Buford, it's important to note the distinction between the city limits of Buford and areas outside of the city. Buford City Schools, inside the city limits, is known for its academics and sports.

Buford offers a cozy, inviting atmosphere with quaint local restaurants and plenty of shopping, including the expansive Mall of Georgia. Lake Lanier is right in your backyard, too.

### WHAT'S IT GONNA COST YA?

The median price inside city limits is \$562,500 and outside is \$509,250.

[here's a video of a home tour in buford + meet my favorite buford non profit organization](#)

### JUST THE FACTS

**LISTENING TO:** the roar of the crowd at one of Buford's Friday night football games

**SIPPIN ON:** a seasonal latte from Tchin Tchin Coffee

**TYPICAL HOME:** you'll see a big price difference between city of Buford and outside those limits. Lots of cookie cutter homes and neighborhoods that feel very tight-knit

**MOST LIKELY:** going to spend a day on Lake Lanier and decide you want to become a boat owner

BUFORD

# NEIGHBORHOODS

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LAKEFRONT ON LAKE  
LANIER  
Med. Sales Price: \$1,235,500



BRICKTON STATION  
Med. Sales Price: \$576,725



HIDDEN FALLS  
Med. Sales Price: \$884,950



LAUREL MANOR  
Med. Sales Price: \$859,000

Buford City school district has very impressive facilities, but the surrounding schools are also great. Here are the other high schools you could be zoned for if you lived in Buford:

MILL CREEK  
SECKINGER  
LANIER  
CHEROKEE BLUFF  
MOUNTAIN VIEW

[browse homes for sale in Buford](#)

## GOOD EATS & MORE

### TEX MEX

TACOS AND TEQUILA  
OFF THE RAILS CANTINA  
TAQUERIA TSUNAMI  
TEQUILA MAMA  
THE TACO GUY

### ITALIAN

DOMINICK'S

### AMERICAN

AQUA TERRA BISTRO  
TANNERY ROW HOUSE  
OVER THE TOP BURGER BAR  
RICO'S WORLD KITCHEN

### JAPANESE & SUSHI

JINYA RAMEN

### STEAK

BARE BONES

### THAI & INDIAN

TANI THAI  
SALLY'S KITCHEN THAI AND LAO

### HOTELS:

LAKE LANIER RESORT  
HOLIDAY INN EXPRESS & SUITES BUFORD  
HOMWOOD SUITES BY HILTON

### COFFEE & BREAKFAST

TCHIN TCHIN COFFEE  
SNOOZE

### DESSERT

BUFORD STATION CREAMERY  
THE BAKING GROUNDS

### FUN PLACES TO HANG

PICKLE AND SOCIAL

ANDRETTI'S  
TOP GOLF  
PUTT NATION

### GIRLS/DATE NIGHT

CORK IT BUFORD  
37 ON MAIN  
MEANDER BREWING

### PARKS & TRAILS

LITTLE MULBERRY PARK  
BUFORD DAM PARK  
SHOAL CREEK PARK

### SELF CARE

LUXE AESETHETICS

# DULUTH

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## DEMOGRAPHICS

POPULATION	MEDIAN AGE	MEDIAN FAMILY SIZE
32,350	38.3	2.55
HOMEOWNER PERCENTAGE	HOUSEHOLD INCOME	INDIVIDUAL INCOME
55.3%	\$95,580	\$45,969

# DULUTH LIVING

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## DULUTH

This is a dynamic city with an artsy, eclectic downtown that serves as a gathering place for culture, entertainment, and community events. The area features unique boutiques, local restaurants, and creative spaces that give it a vibrant personality. Recently recognized as a "Top 10 City for Best American Values" by NewsMax magazine, Duluth combines a strong sense of community. Whether enjoying live music on the Town Green, dining at one of the many downtown restaurants, or exploring nearby parks, Duluth offers a well-rounded lifestyle full of charm and opportunity.

### WHAT'S IT GONNA COST YA?

\$488,535 is the median sales price here.

[explore downtown Duluth in this video](#)

### JUST THE FACTS

**LISTENING TO:** live music during the Summer Concert Series at the Town Green

**SIPPIN ON:** a craft cocktail from Noona or a specialty coffee from Break Coffee Roasters

**TYPICAL HOME:** charming suburban-style property in a quiet neighborhood, often with updated interiors and spacious yards

**MOST LIKELY:** exploring all of Duluth's best at the annual Fall Festival

# DULUTH NEIGHBORHOODS



RIVER PLANTATION  
Med. Sales Price: \$710,000



SUGARLOAF COUNTRY CLUB  
Med. Sales Price: \$1,775,000



BELLMOORE PARK  
Med. Sales Price: \$1,333,500



SWEET BOTTOM PLANTATION  
Med. Sales Price: \$1,310,000

Duluth is a very culturally diverse community and touches into 2 different counties- Gwinnett and Fulton. If you live here, you will be zoned for one of these high schools:

PEACHTREE RIDGE  
DULUTH  
NORTHVIEW  
NORCROSS  
MEADOWCREEK  
BERKMAR

[browse homes for sale in Duluth](#)

## GOOD EATS & MORE

### TEX MEX

PURE TAQUERIA  
NACHO DADDY

### ITALIAN

O4W PIZZA  
LUCIANO'S  
SUGO

### AMERICAN

FALLING RABBIT  
LOCAL ON NORTH  
DREAMLAND BBQ

### JAPANESE & SUSHI

SWEET OCTOPUS  
OYSTRA SUSHI & KITCHEN

### HOTELS

THE WESTIN ATLANTA GWINNETT

### THAI & INDIAN

RICE N' PIE  
SRITHAI

### STEAK

STONEY RIVER  
CUTS  
UNCLE JACK MEAT HOUSE  
FRANKIE'S

### COFFEE & BREAKFAST

SIMPLY DONE DONUTS  
BREAK COFFEE ROASTERS  
MAPLE STREET BISCUIT COMPANY

### DESSERT

THE CHOCOLATERIE  
THE CREAM  
HANSEL & GRETEL BAKERY CAFE  
THE SWEET SPOT BAKERY

### GIRLS/DATE NIGHT

GOOD WORD BREWING  
RED CLAY MUSIC FOUNDRY  
TRUCK AND TAP  
OVERSTORY ROOFTOP BAR  
MEDIIEVAL TIMES DINNER &  
TOURNAMENT

### PARKS & TRAILS

SHORTY HOWELL PARK  
MCDANIEL FARM PARK  
CHATTAHOOCHEE RIVER TUBING

### SELF CARE

SPA LAND & SAUNA  
LAVIE HEAD SPA  
JEJU SAUNA

# MARIETTA

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## DEMOGRAPHICS

### POPULATION

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62,769

### MEDIAN AGE

---

35.2

### MEDIAN FAMILY SIZE

---

3.06

### HOMEOWNER PERCENTAGE

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46.2%

### HOUSEHOLD INCOME

---

\$70,086

### INDIVIDUAL INCOME

---

\$40,767

# MARIETTA LIVING

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## MARIETTA

You'll hear people refer to 2 sides of Marietta: East Cobb or West Cobb. I-75 is the rough divider. East Cobb used to have the unfortunate nickname of "east Cobb snobs" but we won't hold that against them!

No matter what "side" of Marietta feels like home to you, the town offers a perfect blend of history, charm, and modern living. The iconic Marietta Square buzzes with events, local shops, and dining, creating a true community hub.

Similar to Buford, there is a city school system here.

### WHAT'S IT GONNA COST YA?

Median Sales Price is \$467,500.

### JUST THE FACTS

**LISTENING TO:** the soulful sounds of live music on the Square

**SIPPIN ON:** a locally brewed latte from Cool Beans Coffee Roasters in the courtyard

**TYPICAL HOME:** charming brick ranch, historic antebellum home near the Square or a newly built craftsman

**MOST LIKELY:** going to give you directions that include the Big Chicken

# MARIETTA NEIGHBORHOODS

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**HISTORIC MARIETTA**  
Med. Sales Price: \$552,450



**INDIAN HILLS**  
Med. Sales Price: \$825,000



**CHADDS WALK**  
Med. Sales Price: \$842,500



**GARDEN PARKE**  
Med. Sales Price: \$1,300,000

Remember when I said Marietta was huge? If you live here, you'll be zoned for one of these high schools:

MARIETTA  
WALTON  
WHEELER  
CAMPBELL  
SPRAYBERRY  
HILLGROVE  
POPE  
LASSITER  
KENNESAW MOUNTAIN  
OSBORNE

[browse homes for sale in Marietta](#)

## GOOD EATS & MORE

### TEX MEX

LA PARRILLA  
PAPPASITO'S CANTINA  
CASITA MEXICAN KITCHEN  
& MARGARITA BAR

### ITALIAN

MEZZA LUNA  
MARIETTA PIZZA CO.  
LILIANA'S

### AMERICAN

MARIETTA DINER  
HAMP AND HARRY'S  
MARIETTA MELT YARD  
THE RED EYED MULE

### JAPANESE & SUSHI

HOUSE OF LU

### STEAK

MAC'S CHOPHOUSE  
ASPEN'S  
CHEROKEE CHOPHOUSE

### THAI & INDIAN

TURMERIC INDIAN  
LEMON GRASS THAI

### HOTELS

HILTON ATLANTA MARIETTA  
THE WHITLOCK INN  
THE STANLEY HOUSE

### COFFEE & BREAKFAST:

SUGAR CAKES  
COOL BEANS COFFEE ROASTERS

### GIRLS/DATE NIGHT

GLOVER PARK BREWERY  
RED HARE BREWING COMPANY  
SILLA DEL TORO

### PARKS & TRAILS

KENNESAW MOUNTAIN BATTLEFIELD  
PARK  
LAUREL PARK  
SOPE CREEK LOOP  
EAST COBB PARK

### FAMILY TIME

WHITE WATER  
MOUNTASIA

### SELF CARE:

SPADREAMS DAY SPA

# ROSWELL

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## DEMOGRAPHICS

### POPULATION

---

91,706

### MEDIAN AGE

---

40.5

### MEDIAN FAMILY SIZE

---

2.7

### HOMEOWNER PERCENTAGE

---

70.8%

### HOUSEHOLD INCOME

---

\$122,924

### INDIVIDUAL INCOME

---

\$65,454

# ROSWELL LIVING

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## ROSWELL

Roswell has some of the best parks in Georgia and a prime location along the Chattahoochee River. The downtown area is a standout, boasting boutique shops, exceptional dining, and a lively atmosphere that draws locals and visitors alike.

With the film industry booming in Georgia, Roswell has gained even more recognition as a thriving community. It's one of the closer suburbs to Atlanta, which means a slightly higher price point for homes, but the convenience and charm make it worth considering for those seeking proximity to the city.

### WHAT'S IT GONNA COST YA?

In Roswell, the median sales price is \$660,000.

### JUST THE FACTS

**LISTENING TO:** live music at the Roswell Farmers Market on a Saturday morning

**SIPPIN ON:** a craft cocktail at one of Roswell's trendy downtown bars

**TYPICAL HOME:** charming, traditional brick home with a spacious backyard and mature trees

**MOST LIKELY:** enjoying a scenic walk along the river or browsing unique shops and boutiques in the historic downtown area

# ROSWELL NEIGHBORHOODS

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THE OLD PLACE  
Med. Sales Price: \$1,407,500



BROOKFIELD COUNTRY CLUB  
Med. Sales Price: \$867,500



EDENWILDE  
Med. Sales Price: \$905,000



HORSESHOE BEND  
Med. Sales Price: \$800,000

With Roswell being the state's ninth largest city, most of Roswell is served by Fulton County Schools, known for its strong academic programs and diverse extracurricular offerings. If you live here, you can expect to be zoned for one of these high schools:

ROSWELL  
CENTENNIAL  
MILTON  
LASSITER  
POPE

[browse homes for sale in Roswell](#)

## GOOD EATS & MORE

### TEX MEX

PAPA'S & BEER  
CEVICHE TAQUERIA  
FRESCO CANTINA GRILLE

### ITALIAN

OSTERIA MATTONE  
LUCIA'S  
AMALFI  
BELLINI OSTERIA TOSCANA

### AMERICAN

THE MILL KITCHEN AND BAR  
NORTH END KITCHEN & BAR  
ROUX ON CANTON  
LUCKY'S BURGER & BREW  
THE FICKLE PICKLE

### STEAK

LITTLE ALLEY STEAK  
STONEY RIVER  
BASK STEAKHOUSE

### THAI & INDIAN

THAI HOUSE  
AROMA INDIAN BISTRO

### JAPANESE & SUSHI

SUSHI HUT & HIBACHI  
ZEST

### COFFEE & BREAKFAST:

CRAZY LOVE COFFEEHOUSE  
FELLOWS CAFE  
SUGAR SHACK IN THE BACK

### HOTELS:

DOUBLETREE BY HILTON  
HOLIDAY INN ATLANTA/ROSWELL

### GIRLS/DATE NIGHT:

HUGO'S OYSTER BAR  
GATE CITY BREWING COMPANY  
FROM THE EARTH BREWING COMPANY  
DOUCEUR DE FRANCE  
ROSWELL GHOST TOURS

### PARKS & TRAILS:

CHATTAHOOCHEE NATURE CENTER  
OLD MILL PARK  
CHATTAHOOCHEE RIVER & TRAILS

### SELF CARE:

THE NOW MASSAGE  
THE SPA OF HISTORIC ROSWELL

# SUWANEE

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## DEMOGRAPHICS

POPULATION	MEDIAN AGE	MEDIAN FAMILY SIZE
22,913	37.9	2.7
HOMEOWNER PERCENTAGE	HOUSEHOLD INCOME	INDIVIDUAL INCOME
63.8%	\$105,878	\$48,955

# SUWANEE LIVING

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## SUWANEE

Suwanee is widely regarded as one of the most desirable places to live in the Atlanta area, earning recognition from national publications like Money, Family Circle, and Kiplinger.com as one of the best places to live and raise a family and named Georgia's eCity by Google.

Located about 30 miles north of Atlanta, Suwanee is known for its award-winning parks, vibrant community events, and thoughtfully designed mixed-use developments. Suwanee Town Center serves as a hub for live music, festivals, and local dining..

### WHAT'S IT GONNA COST YA?

\$630,000 was the median sales price here in 2024.

### JUST THE FACTS

**LISTENING TO:** the kids laughing and giggling at the splash pad in Suwanee Town Center

**SIPPIN ON:** a craft beer from StillFire Brewing

**TYPICAL HOME:** wide range of gated luxury homes to modern newer townhomes

**MOST LIKELY:** somewhere on the Suwanee Greenway biking, walking or running

# SUWANEE NEIGHBORHOODS

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LAUREL SPRINGS  
Med Sales Price: \$1,275,000



SHADOWBROOK  
Med Sales Price: \$564,900



MORNINGVIEW  
Med Sales Price: \$697,500



OLDE ATLANTA CLUB  
Med Sales Price: \$815,000

Suwanee is served by two highly regarded school districts, Gwinnett and Forsyth County Schools. Both are known for academic excellence and extensive extracurricular programs. If you live here, you'll be zoned for one of these high schools:

NORTH GWINNETT  
PEACHTREE RIDGE  
COLLINS HILL  
NORTHVIEW  
LANIER  
LAMBERT

[browse homes for sale in Suwanee](#)

## GOOD EATS & MORE

### TEX MEX

TEQUILA MAMA  
TAQUERIA LOS HERMANOS  
BETO'S TACOS

### ITALIAN

LA BELLE VIE KITCHEN

### AMERICAN

BROWN BAG DELI  
MELLOW MUSHROOM  
SEASIDE OYSTER BAR  
TWO CITIES PIZZA

### ASIAN & SUSHI

CHEF JK KOREAN BBQ  
STATION MASTER SUSHI BAR  
KYURAMEN  
MORI HOUSE

### STEAK

BOTTLES AND BONES

### THAI & INDIAN

TALAY THAI CUISINE  
RAJNI INDIAN CUISINE  
EGGHOLIC

### HOTELS

COURTYARD ATLANTA SUWANEE  
HILTON GARDEN INN

### COFFEE & BREAKFAST

CAFE AMICO  
JAM AND TOAST  
BLUE MOUNTAIN COFFEE  
CAFE CREPES SQUARE

### GIRLS/DATE NIGHT

STILLFIRE BREWING  
UNWINE'D & TAP SUWANEE  
SIP HAPPENS  
MONKEY WRENCH BREWING

### PARKS & TRAILS

SUWANEE CREEK GREENWAY  
GEORGE PIERCE PARK  
SIMS LAKE PARK  
DELAY NATURE PARK  
SETTLES BRIDGE PARK

### SELF CARE

MAY MASSAGE  
BLUEFERN SPA & SALON  
SALON GRECO

# ANNUAL EVENTS IN THE 'BURBS

## ALIVE IN ROSWELL

A free monthly street festival running from April to October every third Thursday evening from 5–9 pm featuring live music, food trucks, and vendors. A lively community celebration in the heart of Roswell's historic district.

Runs April-October



## ATLANTA DOGWOOD FESTIVAL

Held annually in Piedmont Park, this is one of the city's most cherished springtime traditions, celebrating the blooming of the dogwood trees and featuring an impressive lineup of art, live music, and cultural performances. It is a quintessential Atlanta experience that draws visitors from near and far.

Mid April

## BUFORD CORN MAZE

Wander through the sprawling corn maze, enjoy hayrides, and meet farm animals in the petting zoo. There's also a pumpkin patch, bonfires, and plenty of treats to enjoy. As Halloween approaches, the maze transforms into a haunted attraction for thrill-seekers and a lights display in winter.

September through November



# ANNUAL EVENTS IN THE 'BURBS

## DULUTH FALL FESTIVAL

This September event has been a Duluth tradition for over 40 years and consistently ranks among the best fall festivals in Georgia. Featuring over 400 arts and crafts vendors, a lively parade, and multiple stages of live music, it's an experience that embodies small-town charm.

**Last Weekend In September**



## YELLOW DAISY FESTIVAL

The annual event held at Stone Mountain Park is one of the Southeast's top arts and crafts events, drawing visitors from across the region. Featuring handmade creations from over 400 artisans, it's a haven for unique finds, live music, and delicious festival fare.

**Held in September**

## PETIT LE MANS- BRASELTON

World-class endurance racing event at At the Michelin Raceway Road Atlanta draws motorsport fans from around the globe. This 10-hour race features top-tier drivers and cutting-edge cars competing on a challenging road course. It's an adrenaline-filled experience in a thrilling environment.

**October**



# ANNUAL EVENTS IN THE 'BURBS

## TASTE OF MARIETTA

The largest food festival in metro Atlanta is held annually in the heart of Marietta Square. The event brings together dozens of local restaurants, offering a mouthwatering selection of food from diverse cuisines, allowing visitors to sample and savor the best of the area's dining scene.

Last Sunday in April



## PEACHTREE ROAD RACE

As the largest 10K race in the U.S., this race held every July 4th in Atlanta attracts thousands of runners and walkers who start in Buckhead and finish in Piedmont Park. There is a lot of anticipation for this event each year and number of participants are limited.

July 4th

## SUWANEE WINE FESTIVAL

Attendees can sip and stroll through Suwanee Town Center, sampling over 150 wines, including a special section dedicated to Georgia wineries. There is also live music, local artisanal vendors, food from popular restaurants and food trucks.

November



ATLANTA

# HOTSPOTS

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## Zoo Atlanta

800 CHEROKEE AVE SE, ATLANTA, GA 30315

Zoo Atlanta is a renowned wildlife park located in Grant Park, home to over 1,000 animals representing more than 200 species from around the world. The zoo offers immersive exhibits, including a giant panda habitat and a gorilla rainforest.



## Georgia Aquarium

225 BAKER ST NW, ATLANTA, GA 30313

One of the largest aquariums in the world, housing over 100,000 marine animals across more than 500 species and breathtaking exhibits, including the Ocean Voyager tank with whale sharks, 100-foot-long underwater tunnel, and impressive dolphin show. Don't sit close unless you want to get splashed!



## World of Coca-Cola

121 BAKER ST NW, ATLANTA, GA 30313

Atlanta is home to Coca Cola and here, you can explore all about this iconic beverage from exhibits, to learning about the company's cultural impact through engaging displays and activities to everyone's favorite—tasting more than 100 different drinks from around the world!

ATLANTA

# HOTSPOTS

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## Atlanta Botanical Gardens

1345 PIEDMONT AVE NE, ATLANTA, GA 30309

Stunning 30-acre garden located in Midtown, offering a diverse collection of themed gardens, including a tropical rainforest and a Japanese garden. Visitors can enjoy beautiful plant displays, seasonal events, and the captivating Orchid Center



## Fernbank Museum of Natural History

767 CLIFTON RD N E, ATLANTA, GA 30307

Captivating exhibits that explore the natural world, from prehistoric creatures to modern ecosystems. Visitors can experience towering dinosaur skeletons, hands-on science exhibits, and immersive displays that bring the past and present to life.



## The Battery Atlanta

800 BATTERY AVE SE, ATLANTA, GA 30339

A vibrant mixed-use development located next to Truist Park, home of the Atlanta Braves, featuring a variety of restaurants, shops, and entertainment options. It serves as a popular gathering spot for both sports fans and visitors, offering year-round events and a dynamic atmosphere.

# GEORGIA LIFESTYLE

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## JEKYLL ISLAND

**5 hours from Atlanta**

Driftwood Beach features eerie yet beautiful driftwood formations scattered along the shore.

## TUBE FLOATING IN HELEN

**1.5 hours from Atlanta**

Grab a tube and float down the Chattahoochee River for a relaxing and refreshing day.

## SIX FLAGS OVER GEORGIA

**15 minutes from Atlanta**

Georgia's ultimate theme park with roller coasters, water rides, and live entertainment for thrill-seekers of all ages.

## AMICALOLA FALLS STATE PARK

**1.5 hours from Atlanta**

Visit Georgia's tallest waterfall and enjoy hiking trails, ziplining, and gorgeous mountain views.

## BLUE RIDGE SCENIC RAILWAY

**1.5 hours from Atlanta**

Relaxing train ride through the scenic North Georgia mountains, with stops to explore small towns.

## CALLAWAY GARDENS

**1.5 hours from Atlanta**

Enjoy the beautiful gardens, butterfly center, and water activities at Robin Lake Beach.

# THE VALUE OF A BUYER'S AGENT

## **Exclusive Representation for Your Interests**

Unlike going through a listing agent who serves the seller's interests, a buyer's agent is committed solely to you. They ensure your needs and preferences are top priority, offering unbiased advice and support throughout the buying process.

## **Access to Off-Market Listings**

Your buyer's agent can tap into a network that goes beyond the usual listings, including off-market or "pocket" listings. This access can be crucial in finding your dream home in competitive markets.

## **In-Depth Market Insight**

Buyer's agents offer specialized knowledge of the local real estate market, from pricing trends to neighborhood dynamics. This insight is invaluable for making educated decisions and spotting hidden gems.

## **Skilled Negotiation on Your Behalf**

Having a seasoned negotiator on your side can save you thousands. Buyer's agents negotiate not just on price, but on terms and conditions that best serve your interests.

## **Coordination of the Buying Process**

From arranging viewings to coordinating inspections and navigating closing procedures, your agent handles the logistics. This coordination is essential for a smooth journey from house hunting to homeownership.

## **Insider Advice on Property Potential and Pitfalls**

A buyer's agent looks beyond the surface, advising you on the potential or pitfalls of properties. They help you see the full picture, including aspects like future resale value and necessary repairs.

# LOVE WHERE YOU LIVE

There is nothing more important than loving where you live. Relocating can be incredibly overwhelming, especially when you aren't able to easily travel to your next home.

You don't have to do it alone. And you shouldn't!

When it comes to relocation, my goal is to make it as easy for you and pick up the brunt of work. Whether it's scouting different neighborhoods, previewing homes and FaceTiming with you, I am here to guide you through your entire move.

## SO WHERE DO YOU START?

Location is everything, and luckily there's a bit of a formula to help narrow down the perfect place for you.

**Where is your office & what are your commute needs?**

**What family education needs to you have?**

**How do you like to spend your time off work?**

**How do you like to spend your time out of the house?**

We'll start with a quick zoom call & then depending on timeline, go from there!

your resource for  
all things north  
metro atlanta

*I would love to connect with you on Instagram, where I share behind the scenes of real estate life, tips to love where you live and new local favorites! You can find me here: [@sarahsellingthesuburbs](https://www.instagram.com/sarahsellingthesuburbs)*

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