FREE GUIDE · FORSYTH & CHEROKEE COUNTY, GEORGIA

Moving to Cumming or Canton? *Start here.*

Which county you are really buying in, what the drive is actually like, and an honest look at the communities we've filmed, from two local agents who live here.



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SERVING ATLANTA'S BUYERS & SELLERS SINCE 1997

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Chapter one

Start here

Buying a home in a place you don't live yet is the biggest purchase most people make with the least information. You are choosing a county, a school zone, a commute and a mortgage all at once, usually from photos, usually on a weekend visit, usually against a deadline someone else set.

Two questions come up in almost every relocation conversation we have, and they are the right two:

Which schools does this exact address feed?
How long is the drive to the highway, to work, and to the airport, at the hour you'd really make it?

Both answers are more complicated than a listing site will tell you. This guide shows you how to check them yourself, then walks you through the communities we've toured on camera, with the trade-off in each one. Nothing here is a sales pitch. If you'd like help later, you'll know where to find us.

Chapter two

Coming from where you are

About half the people moving into Cumming and Canton are already in Georgia, often from closer-in north metro Atlanta or Gwinnett. The other half come from out of state, most often Florida, the Northeast, California or the Midwest. What changes is different for each.

From Alpharetta, Johns Creek or Roswell

You'll usually get more square footage and a bigger lot for the same money, and a longer drive south. That is the real trade, and it's worth making on purpose.

From Gwinnett

You're trading a busier, more built-out area for bigger lots and more space between houses, and swapping I-85 for GA-400 or I-575. You're also crossing a county line, so the school question starts over (chapter three).

From another state

Four things are worth checking before you fall in love with a house. None of them show up in a listing photo.

- **Property tax.** Georgia assesses and bills differently from most states, and it varies by county and exemption. Ask for the actual current tax bill on the address, not the estimate on the listing.

- **State income tax.** Georgia has one. Coming from Florida, that changes your monthly math.
- **Insurance.** A different conversation than coastal Florida or wildfire-country California. Get a real quote on the actual house early.
- **Hills and basements.** Homes here are often on sloped lots with basements, a different kind of upkeep than a slab or a flat lot.

Chapter three

The county line and the school zone

This is the most common expensive mistake people make moving here, and it's completely avoidable.

A Cumming address does not always mean Forsyth County

Our own neighborhood, Wolf Creek Park, is a good example: the mailing address says Cumming, but the neighborhood sits in Cherokee County. If you chose an address because you wanted Forsyth County schools, the mailing address alone won't tell you whether you got them.

One community can split between two high schools

In BridgeMill, in Canton, the high school is Cherokee High or Woodstock High depending on which section the home is in. Two neighbors on different streets can be zoned differently.

The rule, with no exceptions: confirm the school zone for the exact address, in writing, with the school district. Not for the subdivision, not for the city, and not from the listing remarks. Districts also redraw lines as they grow, so ask about any planned boundary changes too.

Chapter four

Getting around, and the airport

Two highways carry this area. GA-400 runs down through Forsyth County toward Sandy Springs and Buckhead. I-575 runs down through Cherokee County and joins I-75. Which one is at the end of your street will shape your days more than almost anything inside the house.

Hartsfield-Jackson is on the far south side of Atlanta. The same trip can take very different amounts of time depending on the day and hour, so any single number someone quotes you is a best case.

Test the drive yourself, at the hour you'd really make it. If you'll commute at 7am, drive it at 7am on a weekday, not at 11am on a Saturday while you're in town looking at houses. This one habit prevents more relocation regret than anything else in this guide.

When you tour, check three things at each home:

- How long it takes to get from the driveway to the highway on-ramp.
- Whether the way out of the neighborhood funnels through one traffic light that backs up.

- The drive the other way: to the hospital, the grocery store, and the schools you just confirmed.

Chapter five

Where to live: communities we've toured

We film our community tours on the ground, so you can see each place before you visit. Start with the map tour for each city, then go deeper on the communities below. Each one ends with what to check before you buy there. Prices change month to month, so instead of printing them, each community links to every home for sale there right now.

Cumming

FORSYTH COUNTY · GA-400

Where to live in Cumming: 22 neighborhoods on one map ›

Our map tour. Watch this first to get your bearings.

Vickery

A planned, walkable community in west Forsyth County, built to feel like a small town: front porches, sidewalks, and more than 70 acres of parks, ponds and green space. Vickery Village has Main Street–style shops and restaurants, a village green with markets, concerts and movie nights, and a YMCA. Amenities include a pool with cabanas, tennis, pickleball, fishing ponds and trails, and it's golf-cart friendly. Homes range from cottages to larger single-family homes, plus townhomes and condos on the green.

BEFORE YOU BUY, CHECK

- Yards are smaller and parking is tight in parts of the village.
- Know the HOA dues and what they cover.
- Confirm the school zone for the exact address.

Watch the Vickery tour | See homes for sale

Polo Golf & Country Club

An established golf community in west Forsyth County, built around a private 18-hole Joe Lee course that opened in 1989. The club has lighted tennis courts, a family pool with a slide, a separate adult lap pool, a swim team, junior golf and tennis, and dining with a patio over the course. Homes run from early-1990s traditional, French Country and Georgian styles to much newer builds, on golf-course and wooded lots. Vickery Village, the Big Creek Greenway and Halcyon are all close.

BEFORE YOU BUY, CHECK

- The club and the HOA are separate, and club membership is optional. Know which costs you're signing up for.
- Age and updates make a big difference in value here. Compare each home to truly similar recent sales.
- Make sure the home is actually inside Polo.

Watch the Polo tour | See homes for sale

Canton

CHEROKEE COUNTY · I-575

Where to live in Canton: 19 neighborhoods on one map ›

Our map tour. Watch this first to get your bearings.

BridgeMill

Canton's best-known golf community, with championship golf, a resort-style pool complex, tennis and pickleball, and lots of green space. It was established in the late 1990s and is largely built out, so you're buying resale homes rather than new construction, across a wide range of sizes and styles.

BEFORE YOU BUY, CHECK

- The high school depends on the section: Cherokee High or Woodstock High. Confirm it for the exact address.
- HOA dues vary by section. Ask for the specific number.

Watch the BridgeMill tour | See homes for sale

Harmony on the Lakes

A large community in the Canton and Holly Springs area of Cherokee County, running from Hickory Flat Highway down to Hickory Road. It's built around about 38 acres of lakes for canoeing and fishing, with walking trails, a clubhouse that hosts Fourth of July fireworks, summer concerts and movie nights, two pools (one with a splash pad), a basketball court, and tennis courts, some converted to pickleball. Shopping in Hickory Flat, the outlets and Costco at Ridgewalk, and I-575 are all nearby.

BEFORE YOU BUY, CHECK

- It's big, so the drive and the school zone can differ by section. Check both for the exact home.
- Some listings call it Holly Springs. It's the same community.

Watch the Harmony tour | See homes for sale

Woodmont Golf & Country Club

A golf community in Canton built around an 18-hole Robert Trent Jones Jr. course that opened in 2000, with a driving range and practice areas, a pro shop, and clubhouse dining.

BEFORE YOU BUY, CHECK

- Ask whether golf and club access is part of the HOA or a separate membership, and what each costs.
- Confirm the school zone for the exact address.

Watch the Woodmont tour | See homes for sale

Soleil Belmont Park · 55+

The newer of Canton's two Soleil communities: an age-restricted (55+) neighborhood of single-level homes behind a staffed gate, out GA-20 between Canton and Milton. Its resort amenities opened in fall 2025: a clubhouse with a full bar and a coffee shop, a fitness center, a pool with cabanas, pickleball, tennis, a dog park, garden plots and walking trails, plus an on-site social director who keeps the calendar full.

BEFORE YOU BUY, CHECK

- Drive it at the hours you'll actually be out. It sits farther out on GA-20.
- Know the HOA dues and exactly what they include.
- Understand the 55+ age rules, and ask us about the Cherokee County senior school tax exemption and its residency requirement.

Watch the Soleil Belmont Park tour | See homes for sale

One more thing about new construction

A builder's quality follows the subcontractors they use, and those vary from neighborhood to neighborhood. The same builder can be excellent in one community and disappointing across town. Judge the neighborhood, not the name on the sign.

Chapter six

What people get wrong

- **"The drive will be easy."** People move up here for space, then find GA-400 and I-575 busier than they expected, and both areas are still growing. The space is real. Test the drive anyway.
- **"I need to move fast."** Sometimes, but not always, and not in every price range or neighborhood. Check the current month before you let urgency set your number (chapter seven).
- **"The list price is about what it's worth."** List prices are set by sellers, and many listings here end up reduced. A real comparison against recent nearby sales matters more than any website estimate.
- **"More amenities means more expensive."** Not always. Compare recent sales, not the amenity list.
- **"I can judge it from the photos."** Listing photos are marketing. Virtually staged and AI-altered images are common now. Ask whether any photo was digitally changed, and never let a photo be the last thing you see before you sign.

The mistakes that cost relocating buyers the most, in order: choosing the community before checking the school zone; never seeing the weekday drive; leaving the HOA, club dues and real tax bill out of the monthly budget; shopping before getting properly pre-qualified; and treating one visit as enough for a decision you'll live with for a decade.

Chapter seven

What the market is doing right now

Market numbers go stale in weeks, so we don't print them in this guide. Every month, once the new figures are out, we post a market update for Forsyth and Cherokee County: prices, how fast homes are selling, how much is for sale, and what that means if you're buying or selling.

Watch this month's market update

Chapter eight

What to do, and when

6 to 12 months out	Narrow it to two or three communities, not ten. Talk to a Georgia-licensed lender about what changes when you move states or sell a home first. Visit once if you can, and drive the commute at the real hour.
3 to 6 months out	Get properly pre-qualified before you look seriously. Build the real budget with the tax bill, HOA and any club dues in it. If you have a home to sell, plan the timing now. Selling one home and buying the next is the part that goes wrong, and it's solvable when it's planned.

1 to 3 months out	Tour in person, or by video walkthrough with someone standing in the room. Confirm the school zone in writing before you make an offer. Compare the home to recent nearby sales before you decide your number. At inspection, look at the big items (roof, HVAC, plumbing, structure, electrical panel) separately from the small stuff.
New construction	Builder contracts here are much longer than the standard Georgia forms and are written to favor the builder. They rarely change. That's not a reason to avoid new construction; it's a reason to read every page, so you know exactly what you're agreeing to.
Moving month	Confirm the closing date and funding in writing, set up utilities before you get the keys, and walk the house one more time before closing.

Chapter nine

How we help

You now know the two questions to ask and how to check the answers yourself. If you'd rather not do it alone, here's what working with us looks like.

- **A real pricing analysis** on any home before you offer: line-by-line adjustments against similar, recently sold homes, so your offer is based on evidence, not a guess.
- **Disclosures first.** We review the property and HOA disclosures up front, so you know what you're facing before you're committed.
- **New construction, read in full.** We read the entire builder contract with you, every page.

- **An inspector who focuses on what matters,** the roof, HVAC, plumbing, structure and electrical, without turning small things into a crisis.
- **The settlement statement, line by line,** checked against the contract and every amendment, which is where padded fees get caught.
- **Selling and buying at the same time.** Moving up or moving down is what we do most. We plan both moves together, so the timing works.

Lisa's background is why the pricing work is different: Home Builders Association project management, then experience with one of the largest appraisal firms in the western United States, then years as an investor, and a Georgia license since 1997. Most of this works from a distance, too. We'll walk a home for you on video and tell you what the photos don't show.

One client relocated to Georgia from Las Vegas and bought new construction with us. Seventeen years later, he sold that same house through us. That's what a relocation done right looks like: the right community, chosen for real reasons, that still made sense years later.

OUR GOAL FOR YOU:

Always the most when you sell.
Never too much when you buy.

Questions about a specific address?

Ask us about a school zone, a drive, a neighborhood or a contract. That part is free, with no pressure.

Book a 15-minute call

Call or text Lisa: 678-343-5000 Email: lisa@teamwinrealestate.com

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