

The Atlanta Journal-Constitution

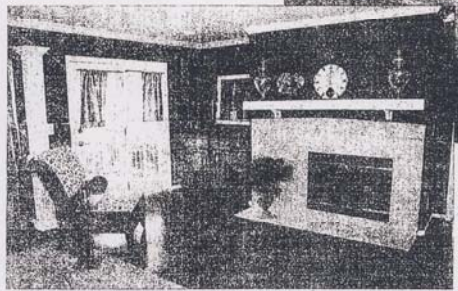
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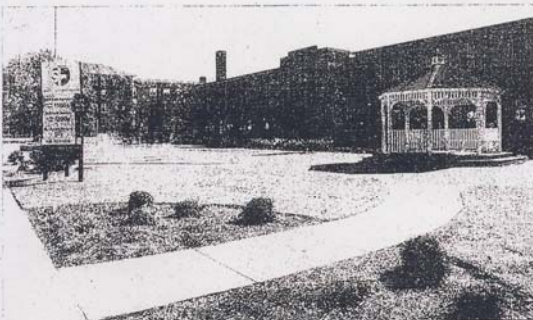
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Photos by R. TODD FLEEMAN/Special
Chantilly Station, near Executive park and convenient to Cheshire Bridge and Briarcliff roads, is a boutique condominium community of one- and two-bedroom homes priced in the \$200,000s. The model home, left, shows off a marble fireplace, hardwood floors, balcony and hostess bar.



Convenient city lifestyle available all over town



Shoe Factory Lofts at the Edgewood Retail district offers both the edginess of a repurposed manufacturing building with complementary new-construction homes that are convenient to shopping, transportation and dining options.

By Mary Booth Thomas
For Intown Living

After a year of living in a traditional home in an Acworth subdivision, Solange and Scott Barthelemy were beginning to find suburban life "a little boring."

"We were looking for something hip and urban. We started exploring our options, and in just two months we had made our decision," Solange Barthelemy said.

The couple moved into Caroline Street Lofts, condominium homes above the retailers, restaurants and businesses in the Edgewood Retail District.

"We were enamored by the fact that all the shops we frequent were in walking distance and that we could walk to Little Five Points," Barthelemy said. "I work downtown, so I have a much short-

er commute [now] and it's convenient to the airport when Scott has to travel. It's just a fantastic place to live."

Caroline Street Lofts offers one- and two-bedroom units with gourmet kitchens, hardwood and ceramic-tile floors, exposed brick and beams and prices starting in the low \$200,000s.

Bradley Yeates has similar praise for his condo at Duo, in the burgeoning Castleberry Hill area, where he moved from northeast Cobb County in late October.

"I looked at a lot of different properties, but what attracted me to Duo was the charm and character of the Castleberry Hill area," he said. "I can walk to great restaurants, art galleries, Philips Arena, the Georgia Dome and CNN Center."

Yeates plans to walk or bicycle to work at the Georgia Power building 1.5 miles away.

"My commute time is negligible now. It's no longer a factor in how I plan my days," he said.

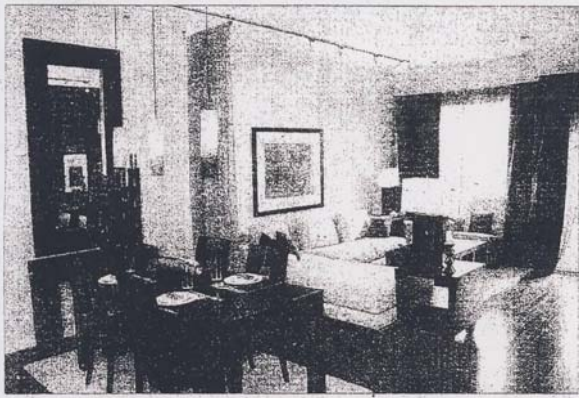
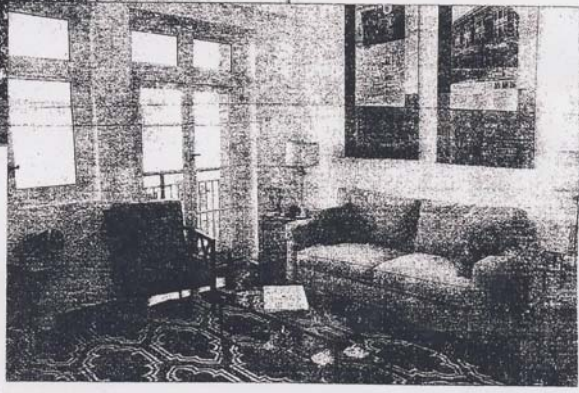
Duo has 80 loft-style condominiums with 10-foot ceilings, gourmet kitchens and private balconies. The community offers a swimming pool and sundeck, a fitness center and a dog walk area. Prices start in the mid-\$100,000s.

Demand in the Atlanta market has created a proliferation of smaller boutique communities, where about 100

Options in urban living



Solange and Scott Barthelemy found the hip and urban lifestyle they were seeking when they moved from Acworth to Caroline Street Lofts. The model home, below, displays the homes' high ceilings, open floorplans and private balconies.



Spacious dining and living areas are typical of floorplans at 870 Inman, left. Homeowners at the gated community enjoy the Inman Park location, which is close to Little Five Points and the Carter Center.

units are developed in a neighborhood setting within walking distance of shopping, art galleries, parks and unique restaurants.

"These Loutique communities are small and intimate but still in an urban setting," said Leslie Williamson, executive vice president of marketing for Coldwell Banker/The Condo Store.

"People who live there have a sense of community, a sense of neighborhood." Buyers include downsizing empty nesters as well as singles and young couples, she said.

The smaller developments appeal to people who aren't in the market for

single-family homes but who don't want the high-rise lifestyle. They're looking for something smaller that's in a quiet neighborhood, and not on a thoroughfare, Williamson said.

That's why Marijsa Schultz bought her home at 870 Inman, a new 108-unit gated community in Inman Park Village. The multiuse community was designed to fit into the historic Inman Park neighborhood and is within walking distance of trendy restaurants, Little Five Points and the Carter Center.

"I like the feel of the community and the fact that it's located in Inman Park. I love it that I can walk to restaurants

[and] bars in Inman Park and in Little Five Points," Schultz said.

Homes have 10-foot ceilings, balconies, gourmet kitchens and spa baths. Starting price is in the \$180,000s for a one-bedroom unit. Community amenities include a saltwater swimming pool with private cabanas and a sundeck with wireless Internet access, a landscaped courtyard, a fitness center, a residents' lounge, controlled access and covered parking.

The old Grinnell Co. office building nearby on Highland Avenue is getting more than a facelift. Grinnell Lofts will offer 34 luxury condos ranging in price

from \$299,000 to more than \$500,000. As he renovates the vintage building, the developer is preserving the brick-and-cast-stone facade, but everything in the homes will be new.

Tucked into the LaVista Park neighborhood, Chantilly Station is a 34-unit condominium conversion with units starting in the \$200,000s. Homes have been fully remodeled and include granite countertops, pantries, hardwood floors, gas-log fireplaces and built-in cabinets.

The community, near Executive Park, is convenient to Cheshire Bridge and Briarcliff roads.

XII