

Eastside Renaissance

Edgewood, Inman Park, Kirkwood, Memorial and DeKalb Avenue

By Collin Kelley
Managing Editor

The revitalization of Atlanta's oldest neighborhoods continues, despite the national mortgage crisis and downturn in the economy. Nowhere is that revitalization

more apparent than across Atlanta's Eastside – Memorial Drive, DeKalb Avenue, Inman Park, Edgewood and Kirkwood.

From the reclamation of former industrial space – along DeKalb and Memorial, for example – to the rediscovery of neighborhoods like Edgewood and Kirkwood, the



Axis condominiums on DeKalb Avenue feature roof-top decks with wet bars, and kitchens imported from Italy, and built in iPod docking stations.

restoration of existing homes and spaces (See the article on Page 48 about a Kirkwood renovation) is under way. There's also a big upsurge in new construction.

The Edgewood community found new life three years ago with the opening of Edgewood Retail District, featuring retailers like Target and Lowe's, as well as a mix of local shops, restaurants and homes. Living within walking distance to the center, as well as Little Five Points, is one of the selling points behind Marion Place.

Located on Caroline Street just behind Edgewood Retail, Marion Place (www.marionplaces.com) is a community of just 26 townhomes – 10 are completed – designed to resemble historic row houses like you might see in Philadelphia or Boston. All the units are four stories, have three bedrooms, three-and-a-half baths, Bosch appliances, two-car garages, roof-top decks with views of the Atlanta skyline and a private park. The homes start at \$399,000.

Tacha Costner with Harry Norman, Realtors said the location is the real selling point for these homes. "You can walk to the grocery store, walk to dinner, walk to Target or Lowe's, and with gas prices as high as they

are, you can just park the car," Costner said. "This is also an area to invest. You're not a pioneer, but Edgewood is still in its early phase of revitalization, so it's an excellent place to buy."

DeKalb Avenue's explosion of townhomes and lofts has made it one of the hottest places to buy in the past two years. The new kid on the block is the modernistic Inman Green (www.inmangreen.com) at 972 DeKalb. The 12 lofts, flats and townhomes will be EarthCraft and LEED Gold-certified (industry standard designations for eco-friendly building), according to Pam Ahern with Keller Williams Realty. The homes will be completed in the fall and will range in price from \$199,000 to the high \$300s. Some of the amenities include roof-top decks with vegetation, Energy Star appliances, recycled glass countertops, recycled insulation, tankless water heaters, and recycled storm water for irrigation of grounds.

"People have discovered DeKalb Avenue because there is land available here," Ahern said. "There's also a breed of buyers who want to live in an urban setting like this,



PHOTOS BY COLLIN KELLEY

Marion Place, located behind the Edgewood Retail District, is reminiscent of historic row houses found in Philadelphia and Boston, but close to shopping and restaurants.



Kirkwood
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FMLS#3619165
Weslee Knapp
678-358-4321



Cabbagetown
172 Carroll Street
\$274,000 2BR / 2BA
Loft FMLS#3700411
Ashley Derrick
678-612-4313



Kirkwood
28 Lakeview Drive
\$449,900 4BR / 3 1/2 BA
FMLS#3672137
Chip Wallace
678-429-9731



East Lake
2637 Colgan Court
\$300,000 3BR/4BA
FMLS#3662116
Chip Wallace
678-429-9731



East Lake
85 Russell Street
\$429,900 4BR/3 1/2 BA
FMLS#3616324
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COURTESY PERENNIAL PROPERTIES

The Grinnell condos are located in the historic factory building where the first automatic sprinkler systems were created.

across from the railroad tracks. There's a romanticism about it and adds to the ambience of living in the city."

Just up the street from Inman Green is Axis (www.axisdeklab.com), which has 47, one- and two-bedroom condos and seven live/work units fronting DeKalb. Morris and Raper Managing Broker Thomas Multhaup said Axis is setting itself apart from other developments in price and design.

Priced from the \$180s to the \$300s, the three-story homes have roof-top decks with wet bars, kitchens imported from Italy, hardwood floors and maybe the coolest feature – built-in iPod docking stations that will connect directly to home entertainment systems.

"These are high-end homes at reasonable prices," Multhaup said. He also said the proximity of Candler Park's restaurants and shops and a 10-minute walk to Little Five Points and MARTA stations were other big selling points.

While Inman Park is known for being Atlanta's first suburb and full of century-old homes, Highland Avenue has become

an epicenter for new condo and loft construction, not to mention an influx of shops and restaurants.

Perennial Properties has completed work on the Grinnell condos (www.Grinnell-Atlanta.com) on Highland. The building has 24 one- and two-bedroom floor plans priced from the \$300s to the high \$400s. Grinnell's historic brick and pre-cast stone façade, as well as the original Grinnell Company sign on the first floor of the build-

ing, are retained. Founded in 1830, Grinnell was the first company to make automatic sprinklers.

The building is part of a master-planned, mixed-used development that also includes restaurants and shops including Parish: Foods & Goods, Zaya restaurant, Inman Perk Coffee, Like the River Salon and Spa, SoShoeLite shoe boutique and X3 sports.

Real estate firm The Marketing Directors has a big interest on Downtown's Eastside as well. In Inman Park, the 870 Inman condos (www.870inman.com) – just across from the Grinnell condos on Highland Avenue – are affordable luxury with one and two bedrooms starting in the \$180s. Also in The Marketing Directors portfolio is the eco-friendly Oakland Park (www.oaklandparkatlanta.com) on Memorial Drive with its views of Oakland Cemetery, the city skyline and Rich Chey's latest eatery, Stella Neighborhood Trattoria, on the ground floor. **IN**

online extra For an update on rebuilding Cabbagetown after the tornado, visit www.AtlantaInTownPaper.com



Druid Hills
1348 Ponce De Leon Ave.
\$1,850,000



Ansley Park
218 Beverly Road
\$810,000



UNDER CONTRACT
Ansley Park
200 Beverly Road
\$800,000



Sherwood Forest
1776 Friar Tuck Road
\$850,000



Buckhead
677 Longleaf Drive
\$749,000



SOLD
Midtown
4 Highland Park Lane
\$679,000



UNDER CONTRACT
Sandy Springs
421 Jefferson Circle
\$399,900



Buckhead
The Wiltshire
\$359,900



UNDER CONTRACT
Roswell
83 Skyland Drive
\$344,500



UNDER CONTRACT
Midtown
The Spire
\$349,900



UNDER CONTRACT
Druid Hills
1680 Knob Hill Court
\$349,900



Buckhead
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