

REALTY CHECK

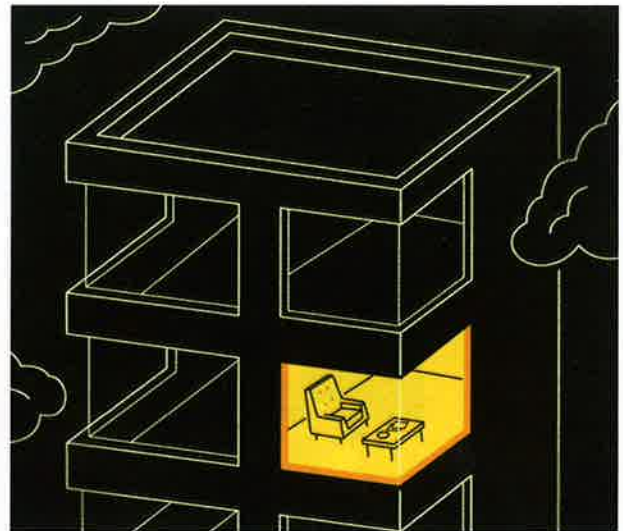
Won't You Be My Neighbor?

Sometimes when you buy a new unit, you get the whole development.

IT'S QUIET IN DONNA LAMB'S NEIGHBORHOOD—too quiet, sometimes. Rows of windows are dark in the brick townhomes, condos, and villas in the sprawling, gated community. Rarely is a child seen playing in the street. When Lamb moved into a three-bedroom townhome in Avignon at Vinings last June with her husband and son, they were only the third family to make the development—which at press time had 152 vacant lots—their home. Months later, only two more families had moved in. “There are so many buildings around us, but not very many people. It can be kind of lonely,” says Lamb, who works as an executive officer with the General Services Administration. “But I do enjoy the quiet, and the space to roam.”

Such is life for many a homebuyer during this down economy. There's more supply than demand on the residential real estate scene, so some developments—set up to accommodate hundreds of residents—are looking more like well-appointed ghost towns.

That's been something of a plus for Aiesha Bridges, a seventh-grade math and science teacher at Haynes Bridge Middle School in Alpharetta. The recent graduate from the University of West



Georgia moved in June to a one-bedroom condo at the sixty-five-unit Oakland Park on Memorial Drive, across from Oakland Cemetery. At the time we spoke, she had fewer than twenty neighbors in the building, and they'd banded together as something of a family, looking out for each other and communicating via e-mail list. The empty units do bring some advantages: Bridges says Oakland Park's common areas, such as the fitness center and rooftop patio, are never crowded. “I feel kind of special,” she says. “And I have no excuse to not go to the gym and work out.”

—CHRISTINE VAN DUSEN

APPRAISAL

Green Condos

Homes with eco-friendly features

\$427,400
INMAN GREEN
972 DeKalb Avenue, 30307



\$384,700
NEOTERRA HOMES
239 Casson Street, 30307

\$788,000
THE BROOKWOOD
1820 Peachtree Road, 30309



- 1 INMAN GREEN** 3-bedroom, 3.5-bath contemporary townhome. Homeowners fees: \$300/month **WALK-THRU** 2-car garage, covered patio, outdoor fireplace **GREEN LIVING** Gold-level LEED-certified, dual-flush toilets, all Energy Star appliances, recycled glass countertops, and tankless water heaters **CLOSING** Pamela Ahern, 404-978-2273
- 2 NEOTERRA** 3 bedrooms, 3.5 baths. Homeowners fees: \$166/month **WALK-THRU** Private roof terraces, stainless appliances, Whirlpool bath in master suite **GREEN LIVING** Short walk to MARTA, low-emittance windows, zoned heating and cooling systems, bamboo flooring, and rainwater-fed irrigation system **CLOSING** Rhonda Duffy, 678-892-1188
- 3 THE BROOKWOOD** The Wakefield model; 3 bedrooms, 3 baths. Homeowners fees: 39 cents per square foot/month **WALK-THRU** Balcony, in-building restaurant, ground-floor retail shops **GREEN LIVING** Energy Star appliance package, recycling chute, energy-efficient insulation, and low-VOC paint and carpet **CLOSING** Judie Mattie, 404-771-5194