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SUNDAY DRIVE: Entry-level condo market remains strong in Atlanta area

LAURA RAINES

For the Journal-Constitution

Despite the war, the economy and the sluggish stock market, Atlanta's entry-level condo market has remained strong. "This part of the market has maintained its vibrancy even in these challenged times," said Betty Harbourt, senior vice president of marketing at Coldwell Banker the Condo Store.

Low interest rates are driving the sales. Rock-bottom rates are making it more economical for many young professionals to own their own homes.

Location is another factor for first-time buyers looking for shorter commutes or an urban lifestyle.

Atlanta offers abundant choices in condos from true, industrial lofts with skyline views to traditional townhouses. This week's Sunday Drive takes a look at three condos priced below \$120,000.

Photo: 4240 Northside Parkway, No. 1403

Photo: 640 Powers Ferry North, No. 640

Photo: 1732 Pryor Road, No. 1005

Map: THE HOMEFINDER GRID

Map of metro Atlanta is numbered to show the locations of the condominiums described.

Graphic: 1. Cobb County

640 Powers Ferry North, No. 640, in Powers Ferry North, Marietta

\$109,900

Built in an older townhouse community, this two-story cedar townhouse has two bedrooms and 2 1/2 baths; foyer; kitchen with refrigerator, electric oven, dishwasher and disposal; dining area; great room with fireplace; tiled bathroom; laundry room; private patio; fresh paint; parking lot. Community has a pool.

About Powers Ferry North

Style: townhouses

Price range: \$99,900 to \$115,000

Schools: Sedalia Park Elementary, East Cobb Middle, Wheeler High

More on schools: www.cobb.k12.ga.us

Broker: RE/MAX Greater Atlanta; agent, Jeannette Bonno

Information: 770-238-0131

Getting there

From downtown, take I-75 north to Exit 263 and turn right on Ga. 120, the Marietta Loop, to right on Powers Ferry Powers Ferry North is on the right.

2. Fulton County

4240 Northside Parkway, No. 1403, in The River West Condominium, Buckhead/Vinings

\$113,900

Built in a midrise condominium community with flats and townhouses, this studio unit has 552 square feet, balcony, separate kitchen with breakfast area, 9-foot ceilings, huge walk-in closet, covered assigned parking and a \$5,000 upgrade allowance for customizing. Community has two pools and a clubhouse.

About The River West

Styles: flats and townhouses

Price range: \$109,900-\$289,900

Schools: Jackson Elementary, Sutton Middle, North Atlanta High

More on schools: www.atlanta.k12.ga.us

Broker: Coldwell Banker The Condo Store; agent, Jill Grenuk

Information: 404-264-0724

Getting there

From downtown, take I-75 north to Exit 256 and turn left on Mount Paran Road to right on Northside Parkway. The West is 1/2 mile on the left.

3. Fulton County

1732 Pryor Road, No. 1005 in **Park Place South**, a condo in south Atlanta

\$92,900

Built in a midrise condo/townhouse community, this one-bedroom/one-bath flat has just over 800 square feet; white kitchen with breakfast bar; dining area; living room; balcony; laundry room with washer/dryer connections; 9-foot crown molding; wall-to-wall carpet; assigned parking; is pre-wired for high-speed Internet and security. Community pool, clubhouse and walking trails.

About **Park Place South**

Styles: flats and townhouses

Price range: \$89,900-\$190,000s

Schools: Slater Elementary, Price Middle, Carver High

More on schools: www.atlanta.k12.ga.us

Broker: Coldwell Banker The Condo Store

Information: 404-622-9990

Getting there

From downtown, take I-85 south to University Avenue exit and turn left on University Avenue to right on Pryor Stre

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