

## Atlanta Journal-Constitution, The (GA)

October 13, 2002

**Section:** Homefinder

**Edition:** Home; The Atlanta Journal-Constitution

**Page:** HF3

### SUNDAY DRIVE: Close-in digs under \$100,000 are beginning to get scarce

*H.M. CAULEY; For the Journal-Constitution*

Home shoppers looking for close-in properties priced below \$100,000 will find just a few remaining. And they're more likely to be condominiums.

Climbing land costs near the Perimeter have driven the price of single-family homes up well above \$100,000. The few fixer-uppers may appear, buyers who wanted something new in a neighborhood with plenty of amenities will find most of their choices are condos.

Studio and one-bedroom condominiums at that price will come with new appointments but with considerably less : footage -- usually less than 800 -- than higher-priced units.

This week's Sunday drive looks at three close-in condominium communities where units are available for less than \$100,000.

Photo: The Terraces of Dunwoody, a converted condominium project in Dunwoody

Photo: The William Oliver Building, a converted mid-rise in Atlanta

Map: THE HOMEFINDER GRID

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

Photo: **Park Place South**, a new condominium project in Atlanta

Graphic: 1. Fulton County

Unit 301 in the William Oliver Building, a converted mid-rise in Atlanta

\$98,900

This downtown condominium in a landmark building was recently converted from apartments. The unit has 645 sq feet; one bedroom and one bath; bamboo floors in the living areas; entry foyer; living and dining rooms; kitchen with appliances, painted cabinets; bedroom with tiled bath. Building has a rooftop area, art-deco design, fitness center, 24-hour concierge.

About the William Oliver

Styles: Studio, one- and two-bedroom units

Price range: \$98,900-\$191,900

Schools: Centennial Place Elementary, Inman Middle, Washington High

More on schools: [www.atlanta.k12.ga.us](http://www.atlanta.k12.ga.us)

Broker: Coldwell Banker/The Condo Store

Information: 404-745-9595

Getting there

The William Oliver building is located at the Five Points intersection in the heart of downtown, 32 Peachtree St.

2. Fulton County

Unit #2011 at **Park Place South**, a new condominium project in Atlanta

\$97,900

This one-bedroom, one-bath flat has 866 square feet; entry with hardwood floors; kitchen with maple cabinets, paired master bedroom with tray ceiling, garden tub; deck with ceiling fan; 9-foot ceilings; wired for security, intercom system, high-speed Internet access. The complex includes swimming pool, clubhouse, walking trails and playgrounds.

About **Park Place South**

Styles: One-, two- and three-bedroom flats and townhouses

Price ranges: \$89,900-\$180,000

Broker: Essence Unlimited, Inc.

Information: 404-622-9990

Schools: Slater Elementary, Price Middle, Carver High

More on schools: [www.atlanta.k12.ga.us](http://www.atlanta.k12.ga.us)

Getting there

From downtown, take I-75/85 south to Exit 244, University Avenue, and turn left. At the first light, turn right on Pryor to **Park Place South** at 1732 Pryor.

3. DeKalb County

Unit #2302 in the Terraces of Dunwoody, a converted condominium project in Dunwoody

\$97,900

This studio condominium has 550 square feet; living and dining area; kitchen with solid-surface counters, stainless steel sink, tile floor and laundry room; bath with solid-surface counter and tile floor; balcony with storage area; master walk-in closet. Amenities include fitness and business centers, pool, high-speed Internet wiring, covered parking, entry and elevators.

About the Terraces of Dunwoody

Styles: Studios, one-, two- and three bedroom flats

Price range: \$96,900-\$225,900

Broker: Coldwell Banker/The Condo Store

Information: 770-671-9170

DeKalb schools: Chestnut Elementary, Peachtree Middle, Dunwoody High

More on schools: [www.dekalb.k12.ga.us](http://www.dekalb.k12.ga.us)

Getting there

From downtown, take I-85 north to I-285 west; exit at Chamblee Dunwoody Road and turn right; right on Dunwooc to the Terraces on the right.

Copyright 2002 The Atlanta Journal-Constitution