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Real Estate

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TOWN/Brookhaven, under construction near Oglethorpe University on Peachtree Road, will have a "main street" atmosphere, with apartments, restaurants, a bookstore and movie theater. TOWN's first shops and homes are expected to open later this year.

destination called Cinebistro, as well as 1,000 residential units.

"Our vision of TOWN / Brookhaven is inspired by Atlanta's beloved Virginia Highland community," Sembler President Jeffrey Fuqua said. "We aim to bring a similar atmosphere to our development, which will be connected by sidewalks, tree-shaded walking paths and lots of green space."

Similar yet more intimate, Village Place (www.villageplacebrookhaven.com) is a mixed-use development on Dresden Drive across from Haven Restaurant and Bar. A few stores, such as a coffee shop called Library, are already open, and plenty of other retail and culinary outlets are on the way. Residences range from \$194,900 for a one-bedroom, one-bathroom loft to \$725,000 for a three-story live/work townhouse.

"[This area] continues to be a desired community for a diverse group of buyers, whether first-time buyers looking for great value close to the city, move-up buyers wanting new construction homes without the million-dollar price tag, or downsizing couples wanting to stay near the amenities to which they've grown accustomed but without the immense square footage/maintenance homes where they raised their families," Faletti said.

The Ritz-Carlton is capitalizing on this trend with the opening of the region's first Ritz-Carlton Residences (www.theresidencesatlanta.com), a 17-story luxury condominium building near the Buckhead/Brookhaven border. These one-, two- and three-bedroom residences are priced from the \$600,000s to more than \$3 million and include access to a spa treatment room, saline swimming pool, state-of-the-art fitness center and screen room, as well as complimentary valet, concierge and doorman services. The building will include office, retail and restaurant space, too.

"Our buyers will experience the Ritz-Carlton's luxury service, amenities and surroundings in their own home," said Jim Borders, president of Novare Group, co-developer of the Ritz-Carlton Residences.

From the luxurious homes to the new shopping and dining options in the city centers, Brookhaven is bursting with life. **IN**

Burgeoning Brookhaven

Intown neighborhood sees new life

By Carly Felton

Just north of Buckhead, the area known as Brookhaven is bursting with real estate life as old homes are being torn down, historic homes renovated and city centers springing up as well.

On the side of Peachtree Road opposite the Brookhaven MARTA station, historic Brookhaven is characterized by large homes along the golf course (which is currently being redone). According to real estate agent Vennie Owen, these homes have double and even tripled in price since the 1990s, and many of them are now undergoing renova-

tions. Running up to \$1.5 million, many of these homes are owned by members of the Capital City Country Club, which dates back to the 1930s.

Nearby, the area surrounding Windsor Parkway and Osborne Road is also changing. Once run-down, new houses are being built and the neighborhood is being revitalized. This is also true of the area across Peachtree Road, behind the MARTA station, near Dresden Drive.

"With its close proximity to Northside Hospital and Oglethorpe University, as well as a number of good public schools, Brookhaven is a desirable area, resulting in

a relatively stable housing market despite current economic conditions," said Carrie Faletti, a realtor with Jenny Pruitt & Associates.

In addition to seeing a rise in new and renovated single-family homes, Brookhaven will soon welcome two city centers: TOWN / Brookhaven and Village Place. Sembler's TOWN / Brookhaven (www.townbrookhaven.net) is a 54-acre mixed-use development scheduled to open in late 2009 on Peachtree Road. Designed with a Main Street theme, it will feature 20 restaurants, a grocery store, bookstore, up to 30 boutiques and a seven-screen movie theater/dining