



Bold Distinctive Living



1200 Ponce De Leon Ave NE
Atlanta, GA 30306



A

The original structure on the 1200 Ponce site was the first home built in Druid Hills, constructed at the turn of the 20th century for Judge John S. Candler and his family. In 1951 the house was torn down; in its place the Druid Hills United Methodist Church was built by the architectural firm of Ivey and Crook.

Building A includes graceful 1-story units and 3-story condos with 2-story arched windows and dramatic columns, most of which have a private balcony.

B

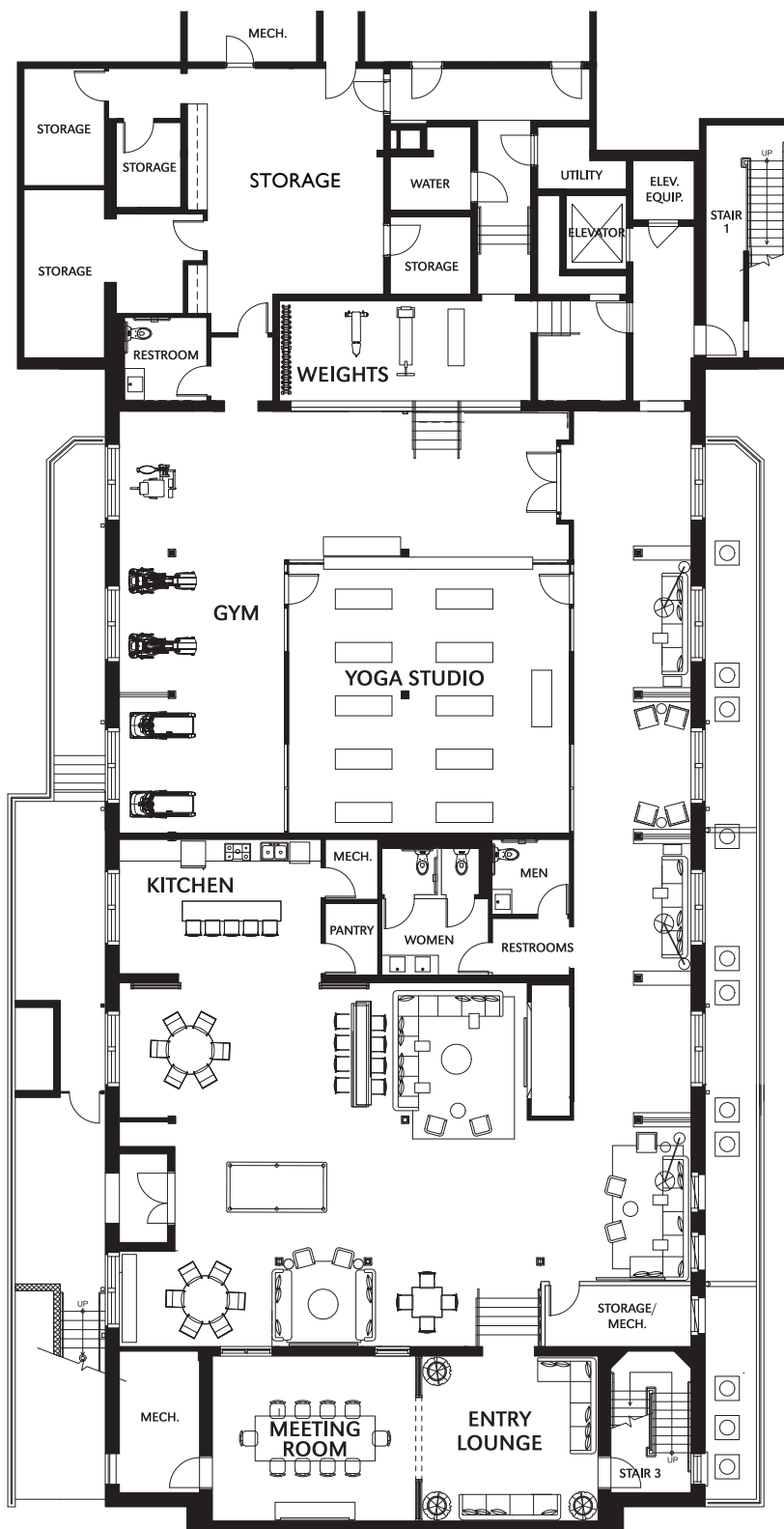
In returning this signature property to its residential roots, the second building includes just four units — two 1-story flats and two 2-story condos, each with porches.

C

The third building has industrial modern design which syncs with the architecture of the adjacent Springdale Park (SPARK) Elementary School campus and the larger institutional buildings of the neighborhood.

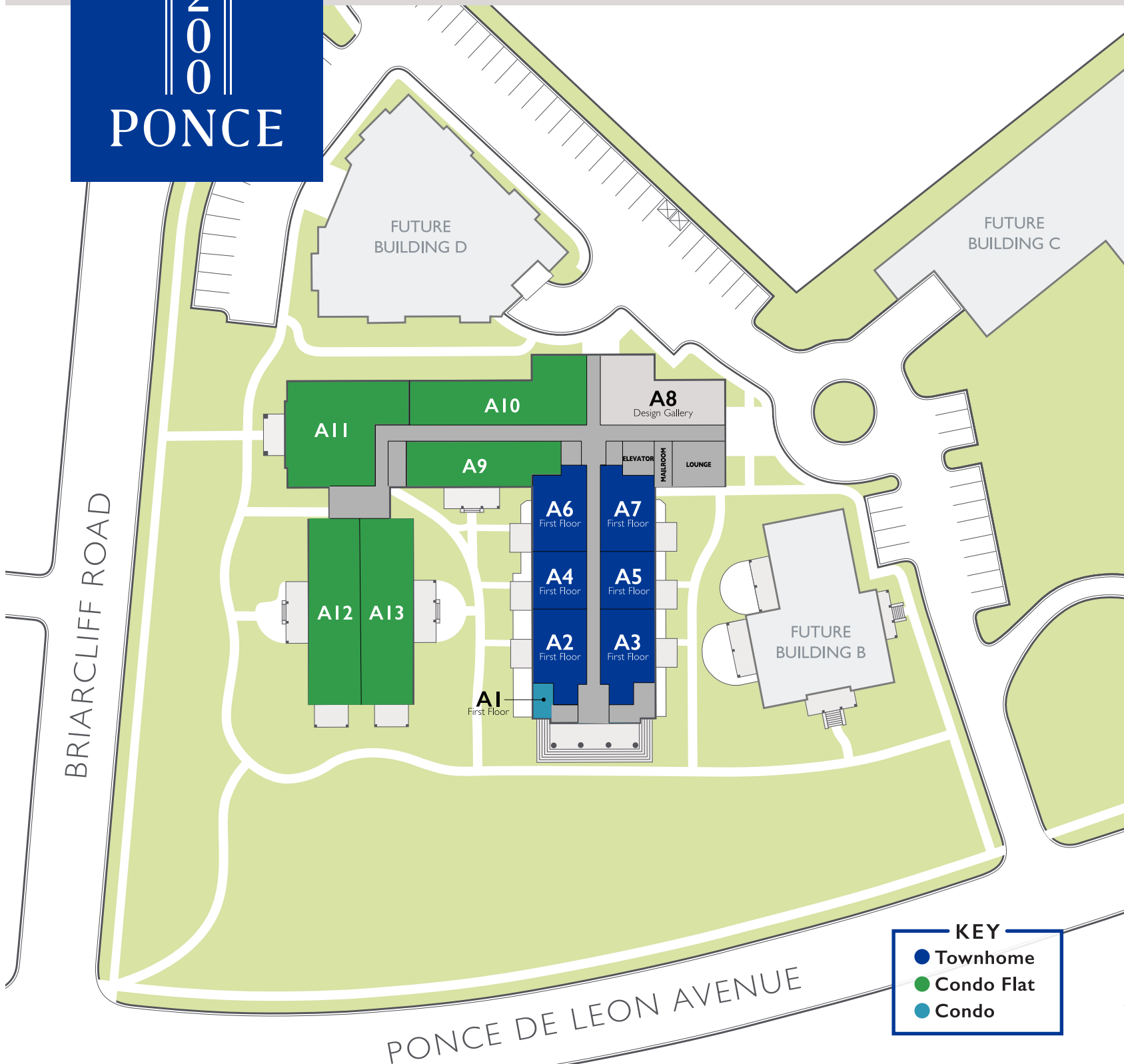
D

The fourth building has architecture which honors the stacked porch style of many buildings built in the area through the mid-1900s.



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PONCE

SITE PLAN - LEVEL I



1200 PONCE DE LEON AVE NE | ATLANTA, GEORGIA 30306



404-948-6021
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All information is believed to be accurate but is not warranted, and may change without notice.
Rev. Date 09/02/2021

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PONCE

SITE PLAN - LEVEL 2



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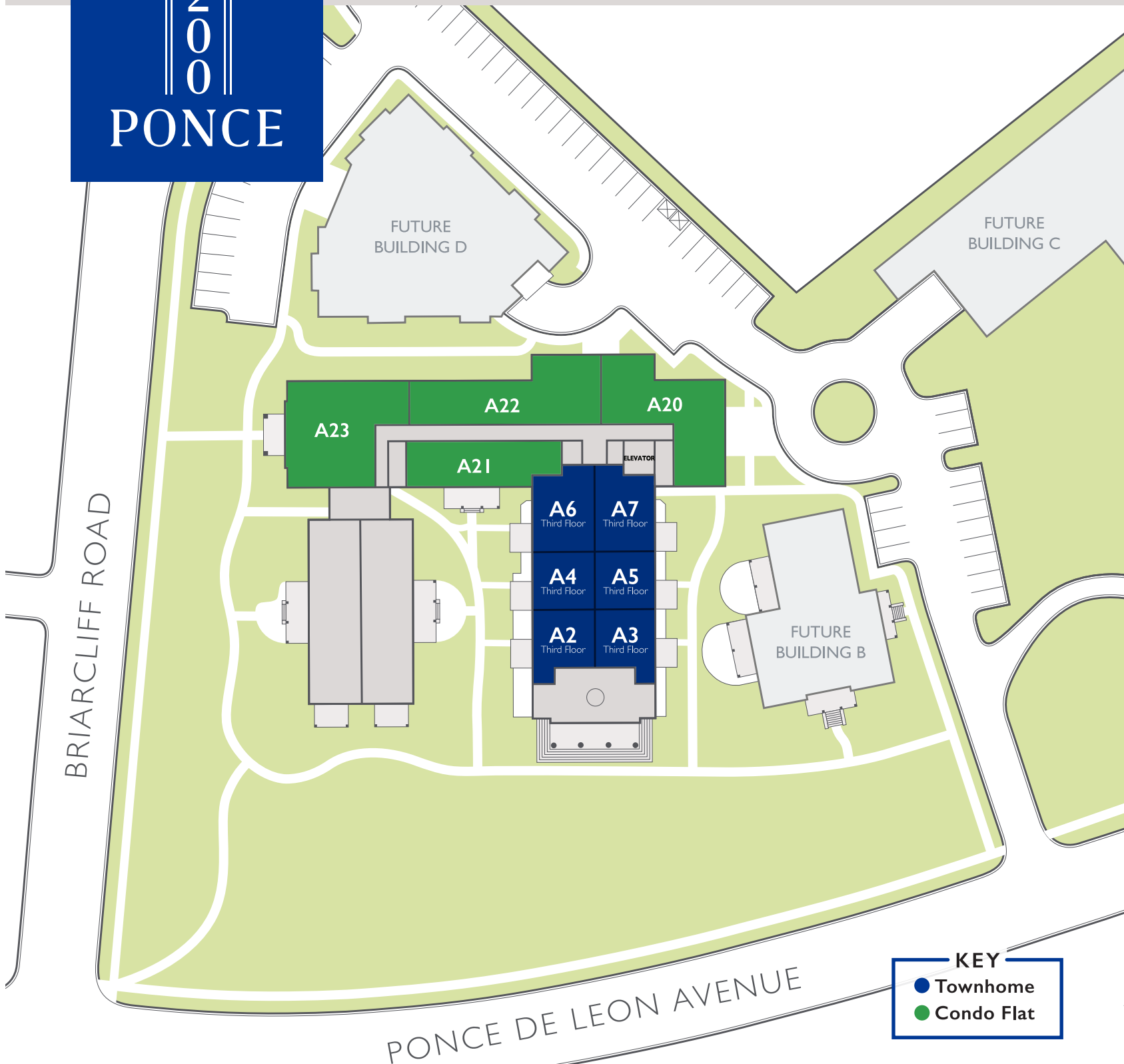
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SITE PLAN - LEVEL 3



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INCLUDED FEATURES

DESIGN DETAILS

- Spacious Open Floor Plans with Expansive Windows and Soaring Ceiling Heights
- Abundant Outdoor Living Spaces
- Metrie® Modern Design Baseboards, Door, and Window Casing
- Solid Core Interior Doors
- Gas Fireplace with Slim Profile and 6" Floating Box Mantle, Stained to Match Hardwood Flooring
- 6.5" Wide Plank Hardwood Floors Throughout
- Modern Delaney® Cira Lever Door Hardware
- Beautiful Quartz Countertops in Kitchen and Bathrooms
- Customized Lighting Package
- Premium Sherwin Williams® Paint
- Decora® Electrical Switches
- Flat Panel TV Prep in Living Room and Owner's Suite
- RG6 Pre-wired in Living Room and Bedrooms
- CAT-6 Telephone Pre-wired in Owner's Suite

KITCHEN

- Wolf® E-Series 30" Stacked Built-in Single Oven with 30" Drop Door Microwave Oven
- Wolf® Professional Gas Cooktop and Slim Line Zephyr® Vent Hood
- Asko Extra-Quiet Turbo Dry Stainless Steel Dishwasher
- Custom Bell Frameless Cabinetry in Modern or Shaker Style
- Soft Close Doors and Drawers with Trash/Recycling Pull-out
- Under Cabinet Accent Lighting
- Elegant Quartz Countertops with Tile Backsplash
- Oversized Island with Quartz Countertops, Eat-in Bar, Quartz Waterfall Edge, and Pendant Lighting
- Kohler® Vault Zero-edge Stainless Steel 18 Gauge Double Bowl Kitchen Sink with Kohler® Faucet with Built-in Sprayer
- Pre-installed Ice Maker Line and Garbage Disposal System

BATHROOM

- Bell Cabinetry Vanity with Soft Close Doors and Drawers
- Kohler® Purist Plumbing Fixtures in Polished Chrome
- Kohler® Persuade Curv Comfort Height Commode with Elongated Bowl and Top Mount Dual Activator
- Powder Bathroom
 - Sleek, Modern Kohler® Vox Vessel Sink
 - Stylish Vanity LED Bath Bar with White Shade and Satin Nickel Finish
- Owner's Spa Bath
 - Beautiful Quartz Countertops and Rectangular Undermount Sinks
 - Elegant Free-Standing Kohler® Ceric Resin Tub
 - Tiled Shower with Frameless Glass Enclosure
 - Designer Mirror and Custom Lighting Package
- Secondary Bathrooms
 - Mirabelle Sitka Soaking Tub with Tile Surround
 - Quartz Countertops and Rectangular Undermount Sink

ENERGY EFFICIENT DESIGN

- Advanced PEX® Plumbing System
- 50 Gallon Water Heater
- Energy Efficient Carrier® HVAC System with Honeywell Programmable Thermostat
- Insulated Walls and Ceilings
- Premium Insulated Windows
- Exterior Penetration Foam to Reduce Air and Moisture

A7

THE HIGHLAND - TOWNHOME

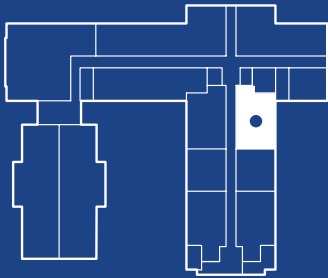
3 Bedrooms

3.5 Baths

3 Floors

3,738 Total SF

- 3,528 SF Heated
- 210 SF Deck



SITE PLAN

Due to the unique nature of the retrofit of an existing structure, dimensions may vary. This drawing is believed to be accurate but may be subject to change without notice and may vary upon completion. The final as-built measurements by the architect shall be deemed to be the accurate measurements of the unit. Rev. Date 03/05/2021

1200

PONCE

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