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Atlanta Intown Real Estate Services celebrates its 22nd year of helping buyers and sellers in Kirkwood and the other vibrant intown neighborhoods of Atlanta. We've been here through up and down markets and are still proud to be, locally owned, neighborhood based, and client focused! Whether you are moving in, moving out, or moving right around the corner, let us help you with your next smart move!

<div>UNDER CONTRACT</div>  <p>1000 Williams Mill Rd NE, Poncey Highland 3 bed/1 bath Multiple Offers! \$435,000 • Mike and Margie</p>	<div>NEW LISTING</div>  <p>1016 Highland Village Trail, Mableton 5 Bed/4.5 Bath, Highland Village Spacious Floorplan, Oversized Yard \$450,000 • David Vannort</p>	<div>FOR LEASE</div>  <p>1398 Beecher St SW, West End 3 bed/2 bath brick bungalow Fully renovated, close to BeltLine \$1575/mo • Dana Link</p>	<div>FOR LEASE</div>  <p>305 Sisson Ave NE, Hot Kirkwood Location! 2 bed/1 bath Hardwoods, New Paint Washer & Dryer, No Pets \$1,600/mo • Margie Yondorf</p>
<div>COMING SOON</div>  <p>587 Virginia Ave, VaHi/Midtown 3 bed/2 bath Penthouse w/ Open Floor Plan Amazing Views, on BeltLine, Great Kitchen \$450,000 • David Vannort</p>	<div>FOR LEASE</div>  <p>1080 Sanders Ave SE, Ormewood Park 3 bed/1.5 bath, On BeltLine Incl. Glenwood Park Pool & Fitness \$2,200/mo • Margie Yondorf</p>	<div>SOLD</div>  <p>2233 Rando Lane NW, West Midtown 2 bed/1 bath with garage in a great Location near the west-side! Cute \$285,000 • Tanya Emerson</p>	<div>SOLD</div>  <p>1099 Park Row South, Grant Park 1 bed, 1.5 bth. Renovated Beltline townhome at a great price. \$186,500 • Kirk Surgeon</p>
<div>SOLD</div>  <p>821 Ralph McGill Blvd #3337 2 Bed/1 Bath Top Floor Unit at Freedom Heights \$249,000 • Jay Rather and Jeremy Smith</p>	<div>SOLD</div>  <p>87 Peachtree Street, Unit 706. Downtown 2 bed, 2 bath. Incredible Top Floor unit with views galore \$317,500 • Kirk Surgeon</p>	<div>COMING SOON</div>  <p>1211 LaVista Cir, LaVista Walk 3 bed/3.5 bath Mixed-Use Community Perfect In Town Location Price TBD • Mike and Margie</p>	<div>COMING SOON</div>  <p>790 North Ave, Poncey Highland 1.5 Bed/1.5 Bath at City View Lofts Steps to PCM and BeltLine \$350,000 • David Vannort</p>
<div>UNDER CONTRACT</div>  <p>874 Westmont Rd, West End 3 Bed/2.5 Bath Total renovation Waterfall kitchen island, BeltLine \$329, 900 • Dana Link</p>	<div>SOLD</div>  <p>209 14th St Unit 108 1 Br/1 BA, Midtown Walk to park & everywhere! \$160,000 • Chris Carroll</p>	<div>COMING SOON</div>  <p>2425 Hawthorne Dr, Lakeside HS 4 bed/2.5 bath Newer Roof & Systems \$TBD • Mike and Margie</p>	<div>COMING SOON</div>  <p>620 Peachtree St #1608, Midtown 1 bed/1 bath at The Windsor Renovated w/ new kitchen \$170,000 • David Vannort</p>

The Kirkwood Bunch



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(404) 388-0023

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VOLUME XXXII • ISSUE 02 | FEBRUARY 2018

Toomer Elementary Hosts African-American Read-In

As part of Black History Month, the Friends of Fred Armon Toomer Elementary invites parents and community members to read books by and about African-Americans to kindergarten through 5th grade students throughout the day.

High-quality #OwnVoices books will be available in the library media center to use when reading with classes. The hashtag indicates that a book was writ-

ten by a member of the marginalized community that it depicts.

It's important to note the ties and tensions between diverse *representation* and diverse *creators*.

Only 28% of children's and young adult books published each year represent people of color. Fewer still portray marginalized experiences such as disability, sexual orientation, or religion. Black, Native American, or

Latinx authors wrote only 6% of this literature published in 2016, according to the latest data from the Cooperative Children's Book Center.

Wednesday, February 28
8:30 AM – 1:50 PM

Reading sessions are 20 minutes.
Please sign up for a time at
<https://www.signupgenius.com/index.cfm?go=s.signup&urlid=30e0c4caaaa23a7ff2-february1>

February BATL Tour Features Kirkwood Neighborhood

Many people don't know that the 1864 Battle of Atlanta actually took place in the woods and farms on the eastern edge of Atlanta in what are now neighborhoods of the city. To help preserve the sites and stories of this important piece of American history, the BATL organization offers eight tours, which rotate monthly. Each covers different sections of the

battlefield. Two tours include Kirkwood.

If you're new to the neighborhood or have visitors staying with you, this is a good way to get to know the area. Tours are led by a volunteer guide who has studied and prepared material.

February's "The Battle Starts Here" is an easy walking tour that takes between 90 minutes and two hours.

It slices through the middle of Kirkwood, featuring sites that were important to the battle as well as to neighborhood history. Tour participants will hear stories about the people who fought and died here as well as those who lived here over the years. This tour will be led by Will Bryant, a Kirkwood resident who grew up in East Atlanta. Advance tickets are

required. Check the BATL website for updates as tours and dates are confirmed for future months.

Saturday, February 17
1:00 PM

\$15 at www.batlevent.org

For tours cancelled due to weather, make-good tours can be arranged for a later date or refunds issued.

**INSIDE
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ISSUE**

page 5 The Kirkwood apartments near completion



Kirkwood Neighbors' Organization (KNO) is a racially and economically diverse civic organization devoted to the revitalization of Atlanta's historic Kirkwood community.

KNO meets on the 10th of each month at 7 PM at the Turner Monumental A.M.E. Church, 66 Howard St. NE.

Everyone is welcome!

2018 KNO Officers

President:	Teaniese Davis teaniese@gmail.com
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Secretary:	Susanne Blam susanne2106@gmail.com
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Comments? Story Ideas? Advertising Questions?
Your comments about this newsletter or story ideas are encouraged. Please contact the Editor.

Kirkwood Neighbor is published monthly by the Kirkwood Neighbors' Organization (KNO) and is distributed at all KNO and Neighborhood Planning Unit (NPU-O) meetings, to Kirkwood's elected representatives, our fire and police stations, and to city and county officials. This newsletter is distributed free of charge at the locations listed on the right.

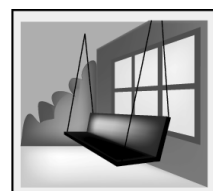
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Kirkwood Neighbors' Organization (KNO)
P.O. Box 170010 • Atlanta, Georgia 30317
www.historic-kirkwood.org

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Kirkwood Feed and Seed 1998 Hosea Williams Drive
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Langford's Barber Shop 1947 Hosea Williams Drive
Le Petit Marche 1963 Hosea Williams Drive
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New Apartments to Open in Late Spring



photo by Aerial Photography, Inc. (Jan. 13, 2018), courtesy Walton Construction Services

The Kirkwood, a mid-rise wrap apartment complex with 232 units in the heart of the Kirkwood village, is slated to open May 2018. It will have 15 spacious one- and two-bedroom floorplans, averaging 1,042 square feet.

The Kirkwood believes their renters will appreciate the much-larger-than-average sizes, compared to most new developments.

The apartments will have granite countertops in the kitchens and

bathrooms, subway tile kitchen back-splashes, 9'-10' ceilings, 5" luxury plank hardwood-style flooring in all living areas, and more.

The complex will also offer a wide variety of community amenities and services including:

- A pet spa
- 24/7 access-controlled Luxer One package storage
- Elevator access on all floors
- Gated access-controlled covered parking
- One of Atlanta's largest private pools with an expansive courtyard and cabanas

A full list is available on the website.

To see floorplans and photo galleries, get leasing information, and stay up-to-date on construction status:

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