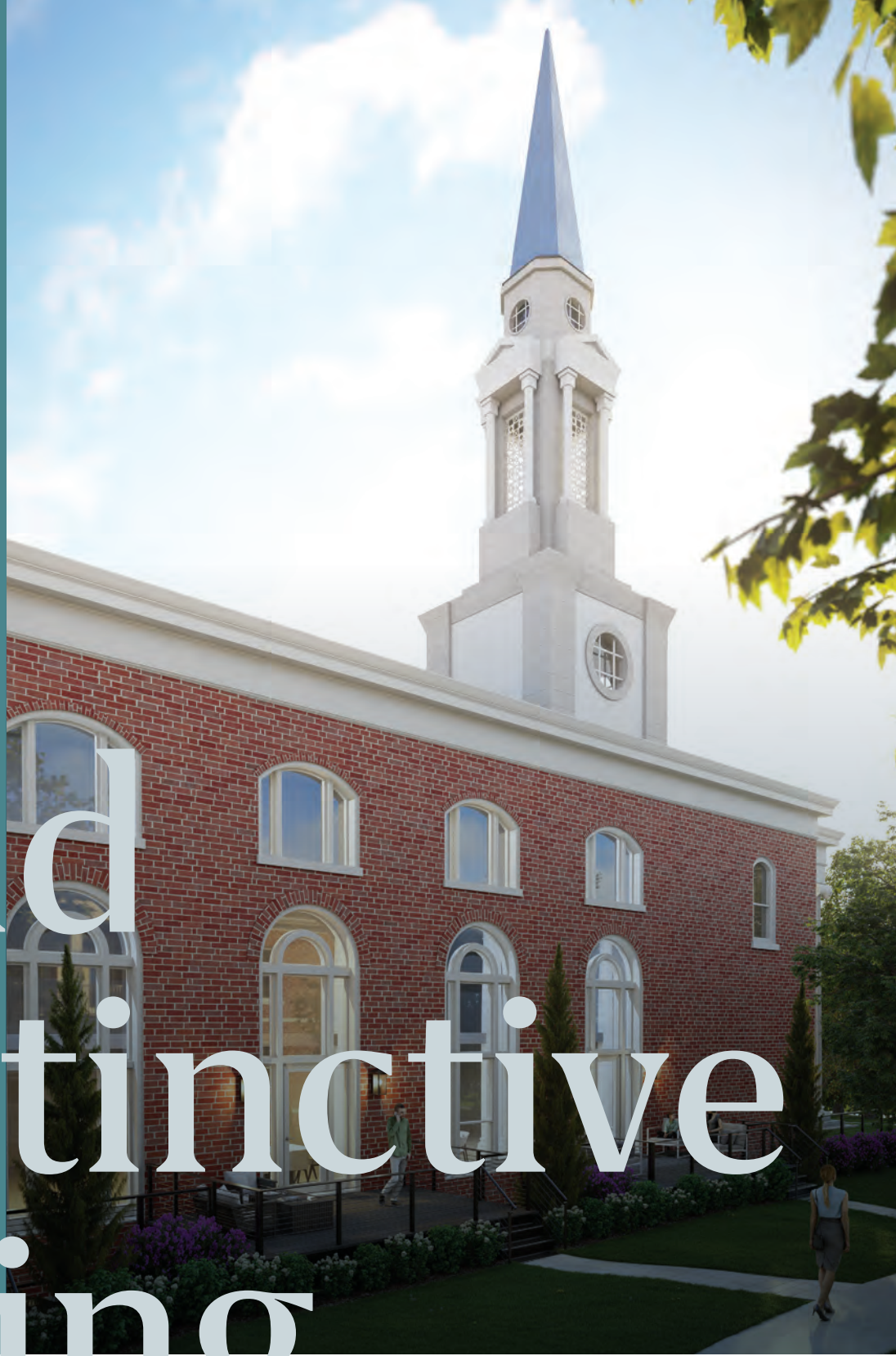




# Bold Distinctive Living

1200 Ponce De Leon Ave NE  
Atlanta, GA 30306

[1200PonceAtlanta.com](http://1200PonceAtlanta.com)



# 1200 Ponce

51 large ultra-luxury residences.  
4 distinctive buildings.  
1 bold, beautiful community.

1200 Ponce will include **43 1-story flats** and **8 multi-story condos** with unique one, two, three, and four-bedroom floor plans with **1,600 to 4,200 square feet** of luxurious living space. Most residences are in the **\$600,000-\$900,000** range, with a few of the larger, more dramatic homes priced at **more than \$1,000,000**.

The community will also feature a fitness center, a yoga studio, and a residents' lounge, as well as an abundance of green spaces. **Designed by the lead architects of Ponce City Market, Surber, Barber, Choate + Hertlein**, 1200 Ponce will be gorgeous, unique, and well-appointed.







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.



1953

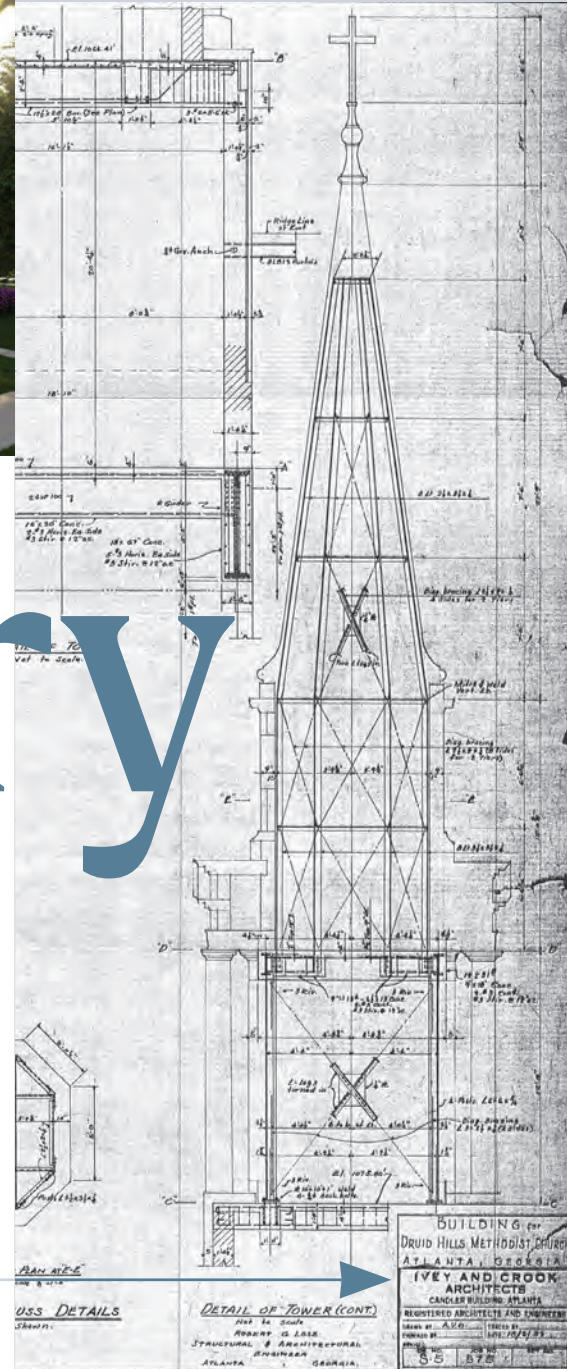


Judge John S. Candler's home, 1905.

# History

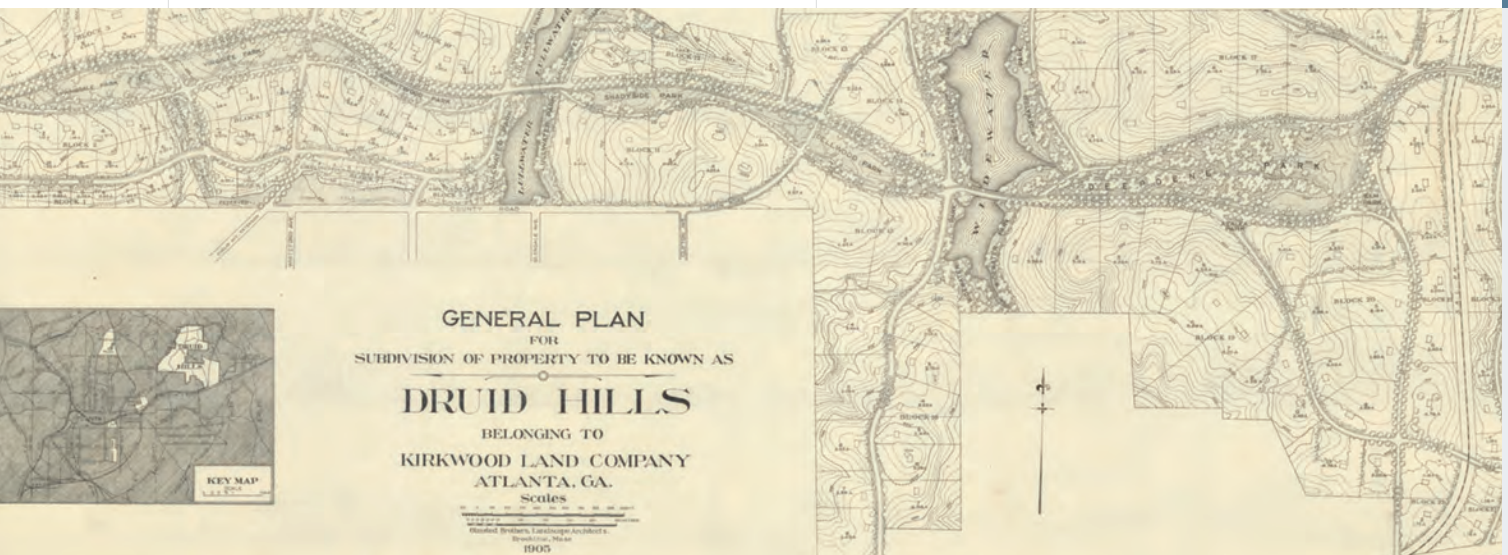
The original blueprints were discovered during interior demolition. This treasure allowed Minerva Homes to understand the internal structure of how the church was built, providing specifications on the immense steel beams and concrete, making 1200 Ponce an ideal adaptive reuse project.

The 1953 structure was designed by famed Atlanta architecture firm Ivey & Crook.



# Honoring the past by designing the future.

When this site was originally developed over 100 years ago, it was in the country, at the rural fringe of the young city of Atlanta. However, as the 1951 **church fundraising brochure** wisely stated: "The new site is in the direction of population growth. Careful students of our city's expansion agree that Atlanta is expanding residentially in this direction and beyond!"



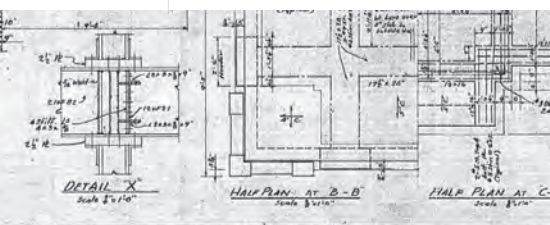
A time capsule from 1953 was found buried at 1200 Ponce.

The Druid Hills Methodist Church congregation of 1945 had placed 17 items within the time capsule, including:

- Bible, Hymnal and Bulletin from Sunday, November 14, 1945
- Photostatic copy of the check that paid for the lot
- Names of individuals who played a role in the historic Druid Hills Methodist Church

“\$215,000 in 100 weeks to make this dream come true!”

— Headline from the 1951 church fundraising brochure



2020



# Walk Score 85

Emory  
University



BeltLine  
Eastside Trail

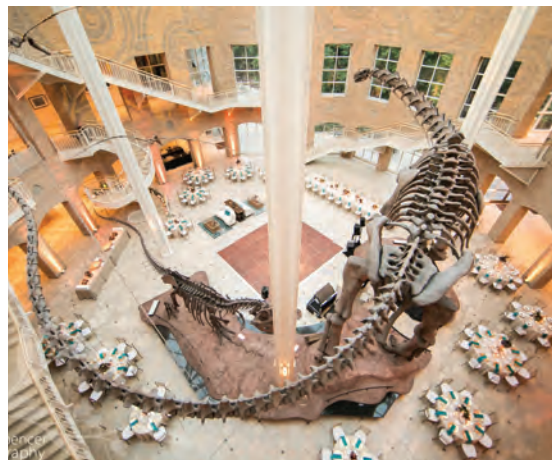


Virginia  
Highland



# Steps from your front door.

With a **Walk Score of 85**, 1200 Ponce is ideally located for residents to walk to many of Atlanta's popular shops, restaurants, groceries, parks, public and private schools, and more.



Ponce  
City Market



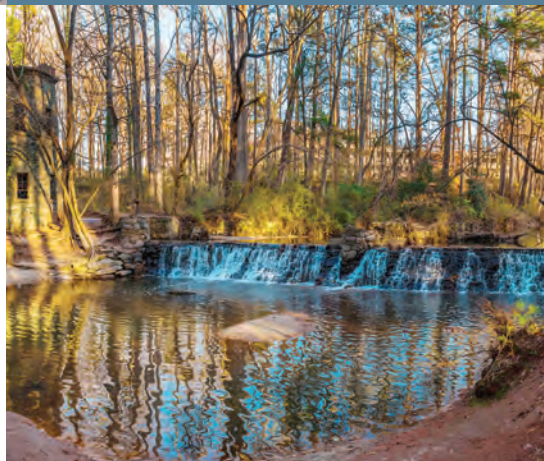
Fernbank  
Museum



Candler  
Park



Lullwater  
Preserve



Inman Park  
Shops &  
Dining

# Schools



## Private

There are 50+ private schools within a 5 mile radius of 1200 Ponce including the renowned Paideia School. To learn more about the available private schools visit: [www.privateschoolreview.com](http://www.privateschoolreview.com).

### **The Paideia School**

1509 Ponce de Leon Avenue NE  
Atlanta, GA 30307  
[paideiaschool.org](http://paideiaschool.org)  
404.377.3491

1,103 students (K-12)  
8 students per teacher  
#3 private school in the  
State of Georgia  
(rated by Niche.com)



# Public

## **Springdale Park Elementary**

1246 Ponce de Leon Avenue NE  
Atlanta, GA 30306

639 students

16 students per teacher

98th percentile

(#30 of 1,203 schools)

## **Samuel Martin Inman Middle**

774 Virginia Avenue NE  
Atlanta, GA 30306

981 students

16 students per teacher

91st percentile

(#48 of 534 schools)

## **Henry W Grady High School**

929 Charles Allen Drive NE  
Atlanta, GA 30308

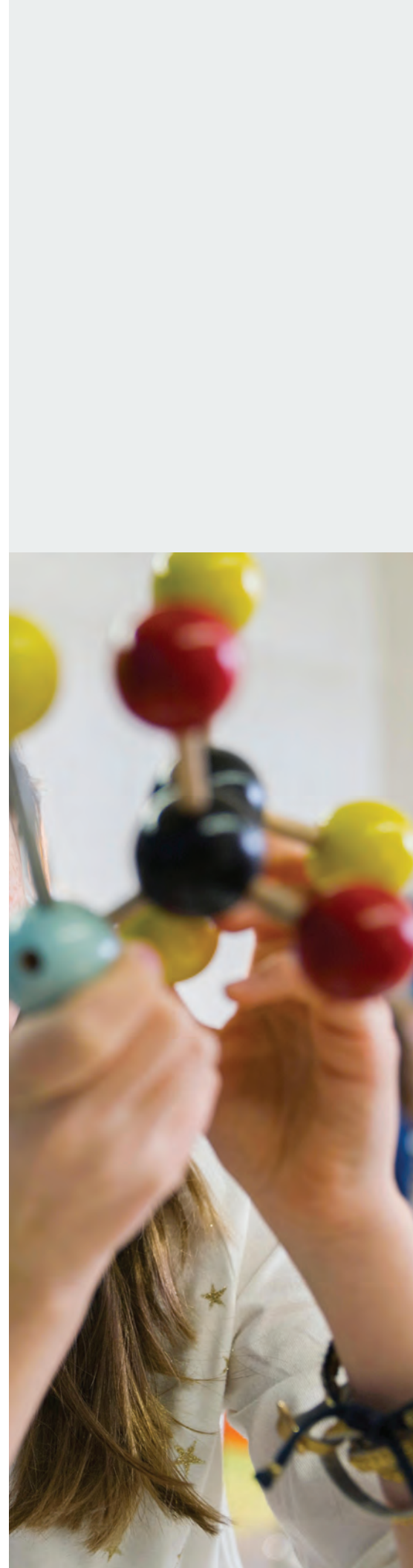
1,330 students

13 students per teacher

86th percentile

(#60 of 417 schools)

All school information believed to be accurate, but not warranted.  
Please contact the local school board for final verification.





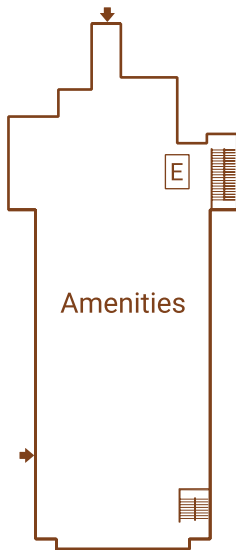
# Building A



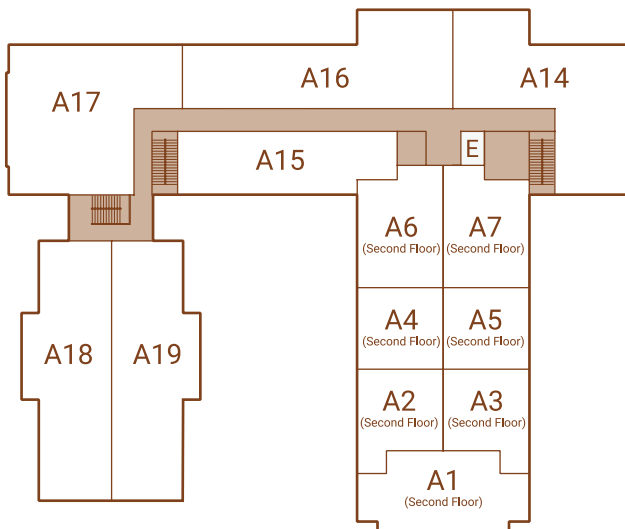
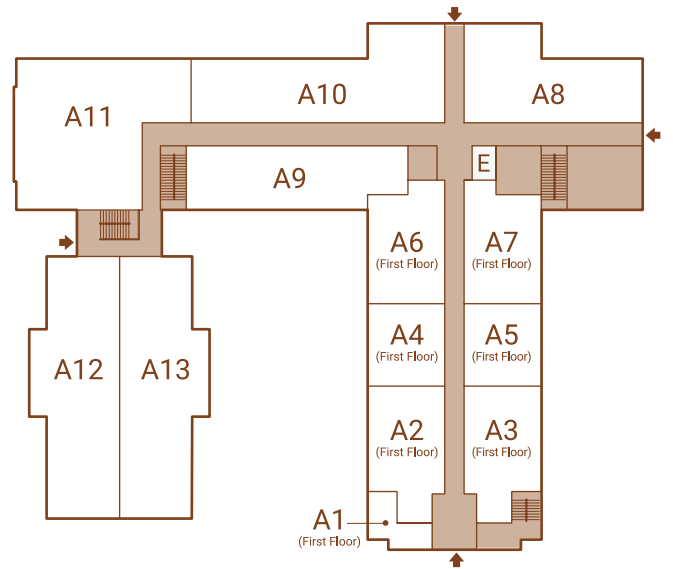
Units A1–A23  
& Amenity  
Center



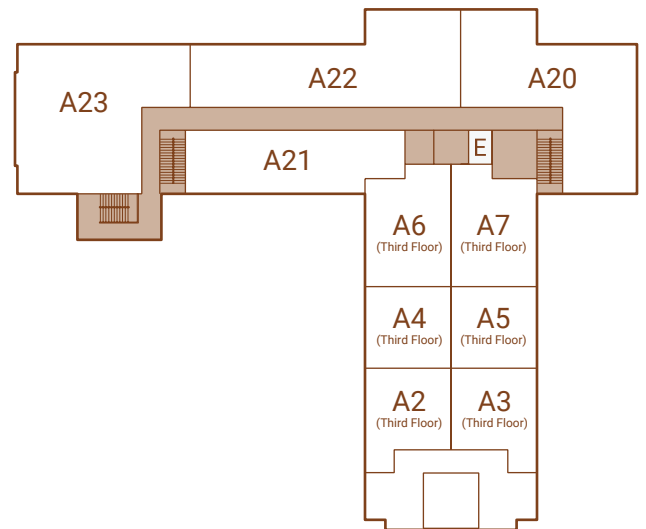
## Lower Level



## Level 1 (Ground Floor)



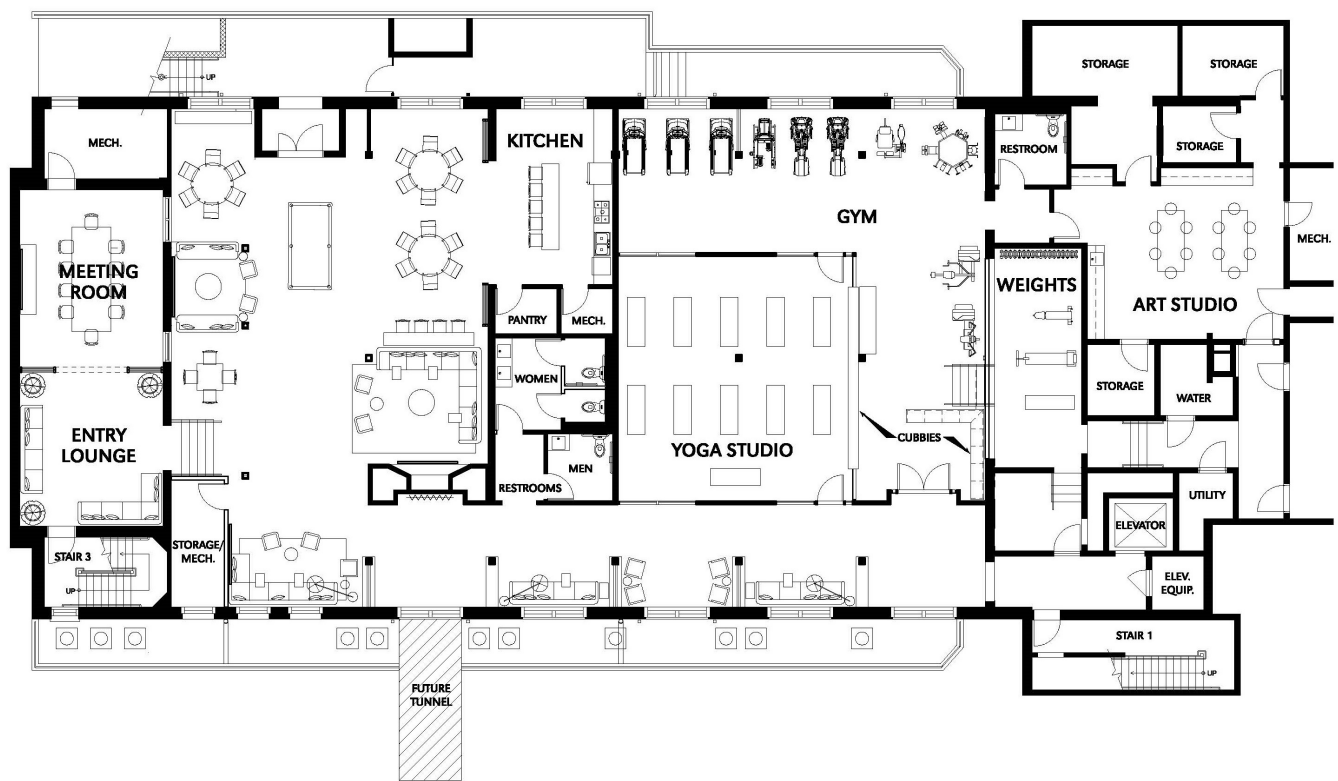
## Level 2



## Level 3

# 1200 Ponce Amenities

Located in Building A Lower Level



Due to the unique nature of the retrofit of an existing structure, dimensions may vary. This drawing is a conceptual representation of what may be built in the future, but it is subject to change without notice, and amenities and room dimensions may vary upon completion. The final as-built measurements by the architect shall be deemed to be the accurate measurements of the space. Updated 10/24/2019



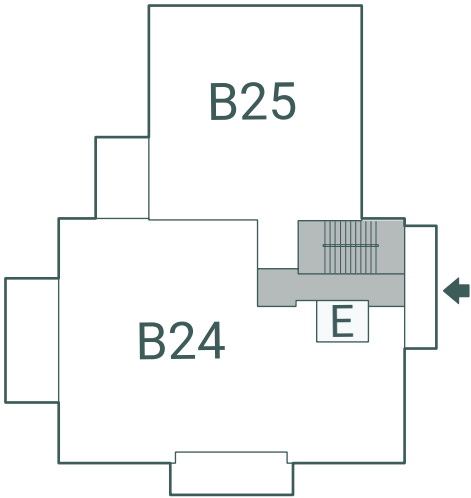


# Building B

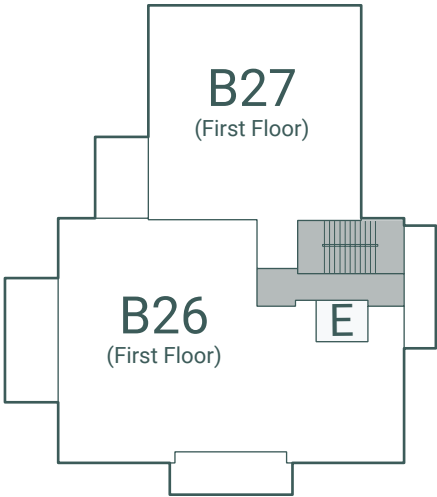


Units  
B24–B27

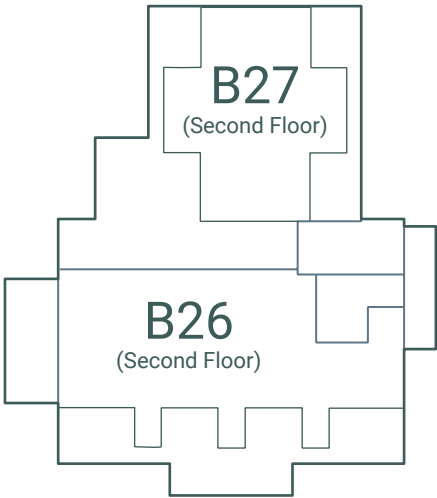
Level 1



Level 2



Level 3





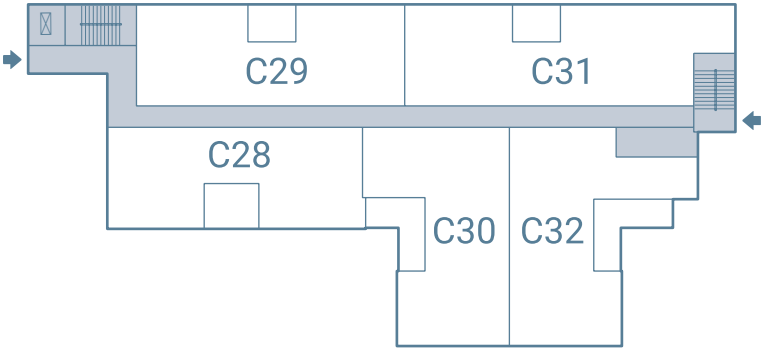


# Building C

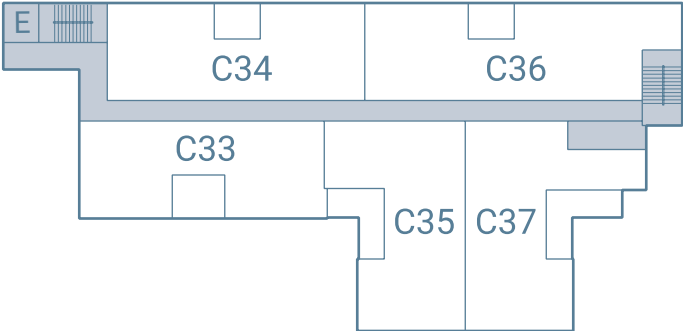


Units  
C28–C42

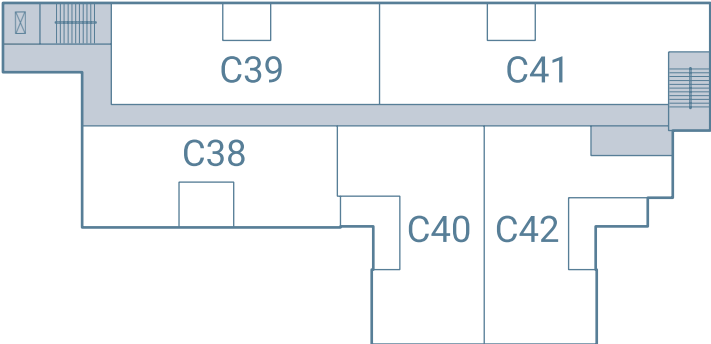
Level 1



Level 2



Level 3





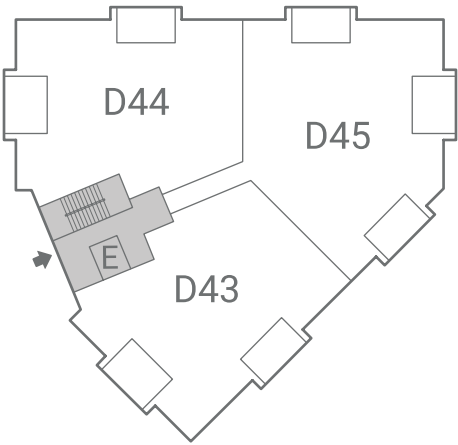


# Building D

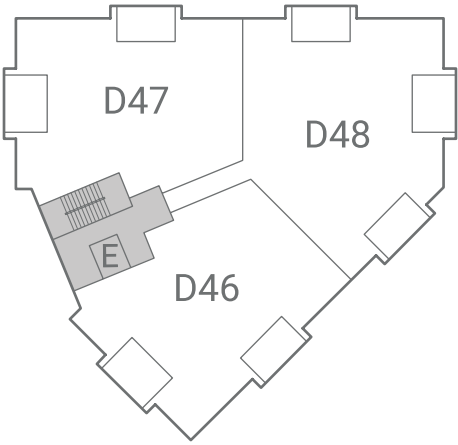


Units  
D43-D51

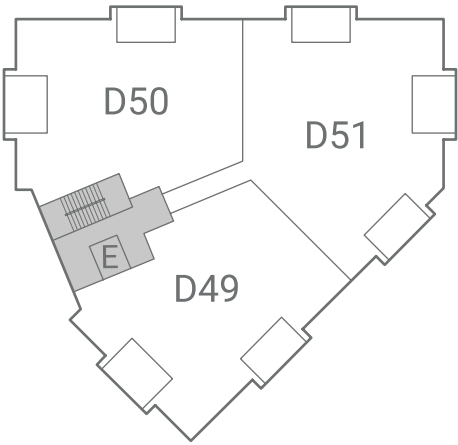
Level 1



Level 2



Level 3







# Discover it for yourself.

Schedule a personal tour today.

Allen Snow, Associate Broker

Atlanta Fine Homes, Sotheby's International Realty

404.931.1176 • [allensnow@atlantafinehomes.com](mailto:allensnow@atlantafinehomes.com)

1200 Ponce De Leon Ave NE  
Atlanta, GA 30306

[1200PonceAtlanta.com](http://1200PonceAtlanta.com)