

Luxury

INTOWN LIVING AT
GREAT PRICES



TOWNS
AT SCHOLARS LANDING

Community Overview



Sparking Revitalization

The Towns at Scholars Landing is the last phase of the larger, multi-phased Choice Neighborhoods Initiative (CNI) redevelopment known as Scholars Landing. It represents the culmination of a \$30 million grant awarded by the federal government to the City of Atlanta and Atlanta Housing designed to serve as a catalyst to spark the broader revitalization of the University Choice Neighborhoods.

The federal grant funds supported programmatic activities that included critical neighborhood improvements as well as investment initiatives to promote measurable growth in specific community-based quality of life areas.

With development led by The Integral Group, LLC, the Scholars Landing Master Plan features over 600 newly constructed, high-quality units. Located at the highest elevation of the site, Towns at Scholars Landing is comprised of a total of 78 ownership dwellings, including both townhomes and low-rise condos in small buildings, on a 2.5-acre site.

Developer and Builder

As developer, Levanta Residential, LLC (Integral's single-family affiliate) has collaborated with Cityscape Design Build, a longtime quality builder of in-town homes on the Towns at Scholars Landing. Together this formidable development team has created a stellar urban for-sale community.

Cityscape brings decades of experience and meticulous attention to detail in unit design, as well as a reputation for detailed craftsmanship.

This dynamic team delivers an exceptional product and community in the Towns at Scholars Landing.

Community Features

The new community will feature 78 contemporary dwellings in total — 40 townhomes as well as 38 stacked homes of one and two levels, arranged in triplex and quadplex condominium buildings. Unit choices include one-, two- and three-bedroom floor plans.

All units will be fitted with designer finishes and feature shaker cabinets, solid surface counter tops, stainless appliance and sink packages, and recessed lighting. Upgrades are available at additional cost. Exterior common areas include a pavilion seating area with a grilling station and fire pit. Landscaped nodes between buildings and a doggie play area also enhance the community.

The carefully restored Roosevelt Hall on Atlanta Student Movement Blvd. is an impressive adaptive re-use of the original University Homes community building. Envisioned by the MoodyNolan design team, the \$10 million restoration, built by FS360, includes a cafe and retail space on the ground floor with offices above. The building also features a rooftop special event space and a terraced rear lawn area for outdoor gatherings.

Surroundings

With easy access to downtown in under 7 minutes, Towns at Scholars Landing is also in immediate proximity to the following:

- ◆ Atlanta University Center colleges and institutions
- ◆ Morehouse School of Medicine
- ◆ Russell Innovation Center for Entrepreneurship
- ◆ Lee + White
- ◆ The Met
- ◆ Robert W. Woodruff Library
- ◆ Castleberry Hill District
- ◆ Mercedes Benz Stadium
- ◆ State Farm Arena
- ◆ Georgia World Congress Center




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AT SCHOLARS LANDING

A Levanta Residential & Cityscape Community

- ◆ Contemporary Architecture
- ◆ Luxury Finishes
- ◆ Multiple Floorplans
- ◆ Smart Home Features Available
- ◆ Open Floor Plans
- ◆ Open Green Space
- ◆ Designed Landscaping
- ◆ Lawn Care & Common Area (Covered by HOA Dues)
- ◆ Atlanta University Center Area

The DuBois

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3 Bedroom



3 1/2 Baths



Single Car Garage



1554 SqFt

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Manley

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3 Bedroom



3 1/2 Baths



Single Car Garage



1554 SqFt

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Campbell

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3 Bedroom



3 1/2 Baths



Single Car Garage



1554 SqFt

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Cole

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3 Bedroom



3 1/2 Baths



Single Car Garage



1584 SqFt

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Gayle

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2 Bedroom



2 1/2 Baths

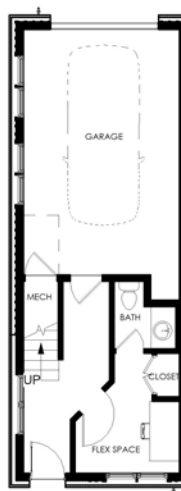


Single Car Garage

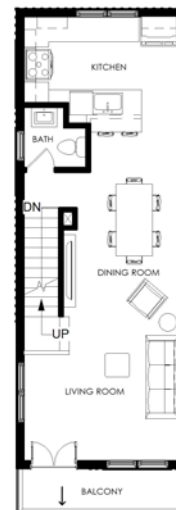


1313 SqFt

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The John Hope

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2 Bedroom



2 1/2 Baths



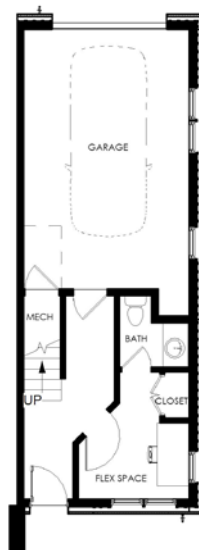
Single Car Garage



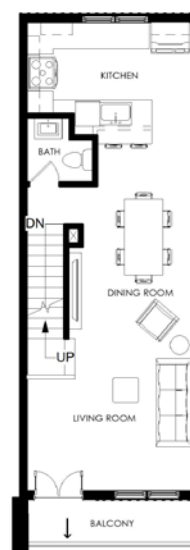
1313 SqFt

Special down payment assistance programs
available. Up to \$60K for eligible buyers.

[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Tatum

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2 Bedroom



2 1/2 Baths



Single Car Garage



1313 SqFt

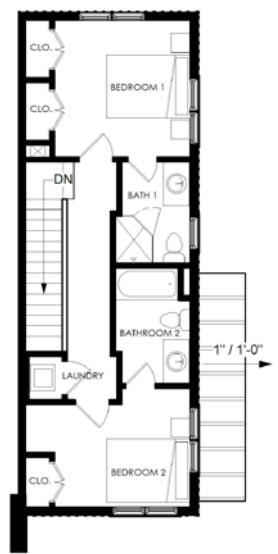
[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse

The Davage

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3 Bedroom



3 1/2 Baths

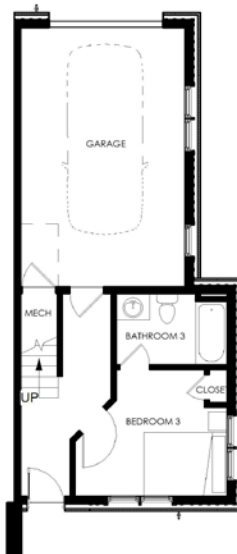


Single Car Garage



1433 SqFt

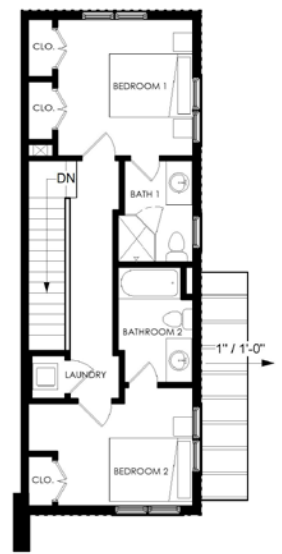
[LEVEL 1]



[LEVEL 2]



[LEVEL 3]



Floor plans show the layout of a three-story townhouse



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600 Larkin Avenue | Atlanta, GA 30315
470.223.0263 | www.levantaresidential.com

A Levanta Residential & Cityscape Community

Included Features

Modern Exterior

- ◆ Beautiful contemporary architecture
- ◆ Engineered floor and roof systems
- ◆ 20-Year Hardi Plank cement siding
- ◆ Single Hung, low E insulated windows with screens
- ◆ Professionally designed landscaping

Gourmet Kitchens

- ◆ Modern appliance package
- ◆ Quality shaker cabinetry with designer handles
- ◆ 2 panel Interior doors & door hardware
- ◆ Stainless steel kitchen sink with designer faucet and vegetable spray
- ◆ Recessed lighting

Exquisite Owners Suite

- ◆ Stand up shower with tile surround
- ◆ Quality vanity base cabinets with storage

Community Amenities

- ◆ Open Green Space
- ◆ Lawn care & common area upkeep (covered by HOA dues)
- ◆ Outdoor seating pavilion with a grill
- ◆ Castleberry Hills district in close proximity
- ◆ Interior Living

Community Amenities

- ◆ Spacious and efficient open floor plans
- ◆ Hardwood flooring
- ◆ High quality carpet with 6 lb. pad in living room, bedroom, and closets
- ◆ Designer fixture package

Peace of Mind

- ◆ Homebuilders Association (HBA) member
- ◆ Certified warranty
- ◆ New homeowner orientation
- ◆ Homebuyer handbook and maintenance manuals





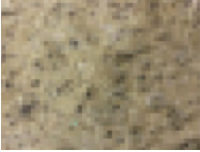

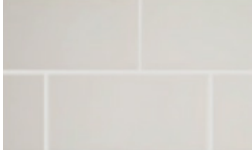

















Smart Home Technology Package (Optional)

- ◆ Vivint Home Safety Security System
- ◆ Keyless entry front door locking
- ◆ Nest remote controlled thermostat
- ◆ Interior;/exterior security camera package

Design Finish Options

Examples – subject to change



Cabinets & designer hardware	   
Countertops & backsplash	   
Flooring	
Stainless steel appliance package	  
Luxury faucets	     
Designer lighting	     
Interior paint	