

# Self Guided Tour

## 795 Confederate Ave, Atlanta, GA

### In Historic Grant Park

#### Letter from the Owner

Welcome to 795 Confederate Avenue. It has been my pleasure to own this home in historic Grant Park for the past 4 years. Grant Park is a friendly neighborhood with remarkable homes and wonderful amenities. Not only does the neighborhood offer a 100+ acre park, Zoo Atlanta, community pool, and access to the future Atlanta Beltline (all of which are only a short walk from the house), Grant Park is also home to an exceptional charter school and an increasing number restaurants and businesses. Grant Park's neighborhood association is one of the strongest and most active in the city of Atlanta and is dedicated to making it one of the best neighborhoods in Atlanta.

Unfortunately, my career has taken me away from Atlanta and this home that I painstakingly renovated. With all of the hard work that went into restoring this home, it's hard to see it go. I've sincerely enjoyed owning this home and living in Grant Park (and I think you will too). Take a look around and thanks for stopping by!

#### The Old and the New

The home not only underwent a complete top-to-bottom renovation of the existing structure, but an addition to the home was added as well. Take a look at the original layout to the right:

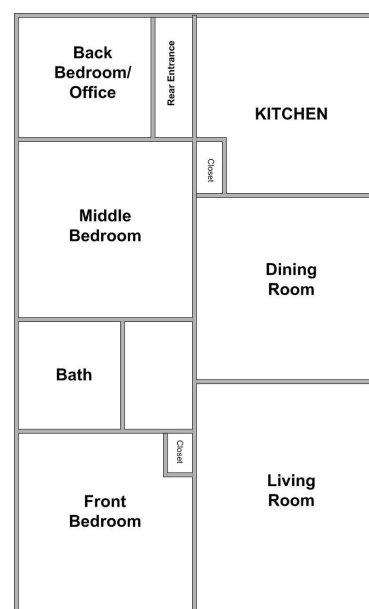


Figure 1: Original Home Layout

As with many older homes, the original layouts and floor plans do not accommodate many modern amenities to which we're accustomed. Therefore a complete redesign was performed to include these modern amenities without abandoning integrity of the historical nature of the home. See the updated layout to the right:

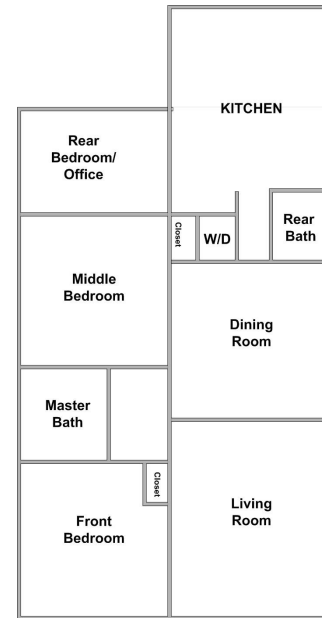


Figure 2: Home Layout with Addition

### Living Room and Dining Room

The spacious living and dining rooms have been restored to their original state. Note the original heart-of-pine flooring, the high ceilings and the original, decorative fireplaces. As with many homes built in Atlanta in the 1920's and 1930's, these fireplaces were used to burn coal and were not intended to burn wood.



### Kitchen

The kitchen was completely redesigned and rebuilt to allow room for modern amenities while maintaining harmony with the original house.

The flooring in the kitchen is reclaimed antique heart-of-pine flooring. According to the dealer, it was salvaged from an 1890's era factory in south Georgia. This old-growth recycled wood compliments the original flooring found in the house.



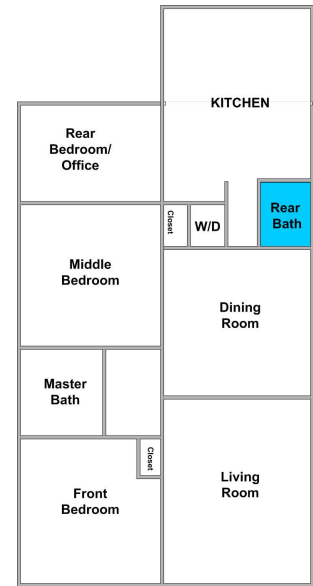
The cabinets were custom built. The sleek countertops are made of concrete.

The rear windows in the kitchen were custom made to match the style of the original windows in the home.

### Rear Bathroom

Like the kitchen, this bathroom was added as part of addition. The warm, smooth floor is tumbled black slate. The custom-tiled shower is also black slate.

Note the custom-built drawers and shelves in this bathroom. Although the original kitchen in the home had heart-of-pine floors, many of the pieces were damaged and were not usable as flooring. The facades of the drawers, the shelves, and much of the trim in this bathroom are actually made from salvaged pieces of the antique flooring and other salvaged wood from the original kitchen.



### Laundry Room

In an effort to make maximum and efficient utilization of space, this laundry room was designed to accommodate large, stackable front-loading washers and dryers. Most front-loading washers and dryers have kits available for stacking. See the picture to the left:



### Rear Bedroom/Office

This room was completely rebuilt. Originally, it was a back porch (note the clapboard siding and bead-board ceiling that was preserved). Like the kitchen, this room has the same reclaimed heart-of-pine flooring and custom built windows.



### Front and Middle Bedrooms

These large bedrooms have been restored to their original state. Note the antique heart-of-pine flooring, high ceilings and decorative fireplaces.

Note the unique, original tile at the base of each fireplace.



## Master Bathroom

The master bathroom was completely remodeled and rebuilt. Note the exceptionally large 6' claw foot tub that was restored (many older claw foots are shorter in length). The wooden beam is actually a piece of recycled wood from the original rear portion of the house. It is decorative only (not structural).



## Updated Mechanicals

During the course of the renovation, mechanicals were updated throughout the home:

- All New Electric Wiring and Electric Components
- Plumbing Components Added and Updated
- New Air Conditioning and Heating System Added
- Tankless Natural Gas Hot Water Installed (Hot water never runs out!)

## Additional Info and Links

Thanks for stopping by! If you need any additional information please contact George Voegtlin at Adams Realtors.

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Grant Park Neighborhood Association: [www.gpna.org](http://www.gpna.org)  
Zoo Atlanta: <http://zooatlanta.com>  
Grant Park Neighborhood Charter School:  
<http://neighborhoodcharter.com/>  
Atlanta Beltline: <http://www.beltline.org/>

# Walk to the Future Beltline

One of the best features about 795 Confederate Ave. is its proximity to the future Atlanta Beltline. Take a look at the map below.

**What is the Beltline?** The Beltline is a project which plans to add greenspace, trails, and transit using around a 22 mile loop of historic railroad. Once completed, this loop will connect 45 intown neighborhoods, including Grant Park.

795 Confederate Ave. is only *steps* away from the future Beltline!



For more information about the Beltline, go to: [www.beltline.org](http://www.beltline.org)