

**CONDOMINIUM OF THE WEEK**

# River Mill

## Redone Roswell community has spacious units, plenty of privacy

By **LORI JOHNSTON**  
For the *Journal-Constitution*

An extreme makeover at River Mill Condominiums has brightened up the Roswell community.

The complex added Hardiplank siding, enlarged porches and spruced up the entrance with a new sign, lights and stone columns.

"We brought something back from the 1980s to today's standards," said Jimmy Reinhardt, vice president of the condominium association. "Everything is clean, bright and beautiful."

The swim/tennis community, which was built in 1980, is within walking distance of parks as well as shops and restaurants in downtown Roswell.

Atlanta native Kim Frost has lived at River Mill since May 1999. But she saw buyers pass over the neighborhood in re-

cent years in favor of newer communities as prices for condos and townhomes escalated to the \$300,000s and higher. You can still get a unit here for under \$100,000.

"We were in a slump. If you don't keep up with the new construction going on around the bend, people are going to overlook you," she said.

A slide show on the community's Web site shows the transition from the dark plywood siding to the much lighter Hardiplank and other improvements.

What sold Frost on River Mill was the size and type of floor plans. Her two-bedroom, two-bath unit has 1,306 square feet, with details such as French doors between the kitchen and dining room. The commu-



CHRISTOPHER OQUENDO / Special

**Kim Frost** likes the spaciousness and the style of her place in River Mill and the community's ambience. "Our community is very quiet. The landscaping's gorgeous," she said.

nity also has one-bedroom lofts and flats.

Another plus was the scenery right outside Frost's door. The neighborhood is heavily wooded, with trees and plants that have spread as the neighborhood matured.

"Our community is very quiet. The landscaping's gorgeous," Frost said, with a wide spread of greenery from mature trees. Visitors are surprised by the hideaway, which is tucked off busy Roswell Road.

**CONDO FACTS**

**Address:** 200 S. Atlanta St., Roswell

**Information:** 404-459-8951,  
[www.rivermillga.com](http://www.rivermillga.com)

**Price range:** \$89,900-\$114,900

**Year built:** 1980

**Standard features:** fireplaces,  
washer/dryer rooms

**Amenities:** pool, tennis

**Number of units:** 144

**Square footage:** 972-1,306

**Association fee:** \$173-\$233/  
month, depending on number of  
bedrooms and plan type, which  
covers utilities, reserve contribution,  
management fees, administrative  
expense, insurance, consulting fees,  
and buildings, grounds, pool and  
tennis maintenance.

**Schools:** Roswell North, Crabapple  
Middle, Roswell High

**More on schools:**  
[www.fultonschools.org](http://www.fultonschools.org)

**Getting there**

From downtown Atlanta, take Ga.  
400 north to Exit 6 (Northridge  
Road). Turn right onto Dunwoody  
Place. Turn right onto Roswell Road,  
which turns into Atlanta Street.  
River Mill is on the left. Map, Page 2.

Clarification to article: The utilities mentioned under association fees include water for each individual unit as well as water for the community grounds. It also includes all other utilities (i.e. gas and electricity) for the community commons, but does not include these utilities for each individual unit. These utilities are paid by each condominium owner.