

Drive Out to a Subdivision Today and Select the Lot For Your Future Home

NEW DEVELOPMENT FOR COLLIER HILLS

Collier Hills, a beautiful residential development under the sole agency of the Columbia Trust and Realty company, is being offered by that company to the home-seekers of Atlanta as one of the most accessible and conveniently located home communities within the metropolitan district of the city.

"Not only is this property in the very heart of the most rapidly growing part of Atlanta's outlying residential developments," said an officer of the Columbia Trust and Realty company, "but it offers more attractions to the home-builder than any other section of Fulton county. Lying just a short distance above Brookwood station, with a frontage of practically 800 feet on Peachtree road, the subdivision is situated in the most convenient way for the man who wishes all the up-to-date appointments, and at the same time, plenty of space and all the freedom to be had in a suburban home."

Collier Hills is traversed by Twenty-Eighth street, which will be extended entirely through the subdivision, paved with asphalt and making a connecting link with the Peachtree road and Spring street boulevards that lead to the heart of the city. It is also served by Northside drive and Collier road, both highways being paved and in splendid condition.

There are something like 300 acres of beautiful wooded land in the Collier Hills subdivision, all of which is to be eventually developed into home sites. The first unit, which is about complete, contains about 75 beautiful building lots, varying in size, but all of which are large enough for the erection of splendid suburban estates.

"This property," said the official, "lies just without the city limits, rendering it free from municipal taxation, but insuring every civic improvement and advantage that can be enjoyed by the owners of outlying property."

"In addition to Collier road, which traverses the property, and Northside drive, which was formerly known as Hemphill avenue, Peachtree road and Twenty-Eighth street, this large subdivision is traversed by Wickliff drive and Angio drive, both of which are paved with asphalt and have been improved and beautified in every way by the expert landscapers employed by the company."

Mammoth Home Park.

The assertion was made that Collier Hills is the largest residential development in Fulton county, and there is perhaps no larger tract of such high-class property yet to be developed within the environs of this city.

Anyone who knows Atlanta and considers the location of this tract, situated as it is, right in the heart of Atlanta's most desirable residential

district, will readily see that enhancement of its value within a very few months is practically assured.

"This is the most popular portion of Fulton county," stated Walter M. Wilson, of the Columbia Trust and Realty company, "and it is a practical certainty that values will enhance. We are not asking unreasonable prices for this property and as an investment we regard these home sites as among the most attractive propositions to be found in this section."

The improvements, including electric lights, water, sewers, paved streets and walks, are all complete, and the home sites are ready for the builders. These improvements, it was stated, are of the very best type, in thorough keeping with the elegant tone of the subdivision. The accessibility of the tract is another feature stressed by the company. It is in close proximity to both the city and county schools, not a great distance removed from churches of many denominations, and is within easy call of the parks. It is less than five miles from the center of the city, and is served by several trolley lines, the coach lines and a splendid boulevard for automobiles provided by the combination of Peachtree road and Spring street.

The home sites in Collier hills, it was stated, have been located with special reference to residential construction. They have been improved in every way possible, their natural advantages, of which there are many, have been adapted in every practical way.

The large tract is entirely covered by shade from majestic forest trees, the topography is rolling in a gentle and graceful way. The tract has an altitude that insures good drainage and a wholesome atmosphere.

"We do not believe there is a more attractive residential development within the southern states than Collier Hills," stated the head of the department, "and we are offering it to the people with the full confidence that they will realize more than value received on their investment. We have taken every precaution to protect owners of Collier Hills property from the possibility of loss or depreciation in values by writing a certain restriction in every sales contract or deed. These restrictions permit the building of houses with a minimum cost of \$10,000 on the 28th street frontage, and a minimum of \$7,500 on other lots in the tract."

The Columbia Trust and Realty company reported much activity in Collier Hills, where a number of new homes are now standing, and they freely predicted that renewed activity would come with the ending of the present drought.

"We have all sorts of faith in Atlanta," said Mr. Wilson, "and if we can get some rain we are going to see some big business here."