



LE CHÂTEAU

On Lenox in Buckhead

Like a distinctive French villa, Le Château Condominium exudes stately elegance. Superbly situated on Lenox Road in prestigious Buckhead, you know you will experience something unexpected and wonderful.

Driving through the ornamental iron gates you see a meticulously groomed landscape extending to a well-maintained pet park along Indian Creek. Vaulted palladium windows direct the eye to the garnet canopy which guides you into a richly appointed reception area and through beautifully carpeted hallways and entryways designed in classical architectural tradition.

Le Château prides itself on creating gracious and convenient living for residents. A knowledgeable and courteous concierge staff stands ready to provide services and to protect the privacy of residents and the property's integrity.



Springtime at Le Château

Grand and Gracious Residences

Le Château is an intimate condominium of sixty-six residences with seven well-designed floor plans ranging from 1155 square feet to our most spacious at 2045 square feet of comfortable living.

Each residence features nine-foot ceilings, crown molding, gas-fireplace, and a terrace. Other features, provided in many of the residences, include Jacuzzi or garden baths, hardwood floors, natural stone and ceramic tile in bathrooms and kitchen, stainless steel appliances, granite countertops, and custom cabinetry. Many residences have other unique designed features.

Location, Location, Location

The address says it all with city conveniences located only moments away. Access to major highways 1-75, I-85, I-285 is within blocks, and GA400 is less than one mile from our entrance gate.

Within walking distance is Lenox Mall and Phipps Plaza, the Southeast's premiere shopping and dining destination. Traveling along Peachtree Road, Piedmont Road, and the Buckhead Loop, you'll find a variety of establishments that make life easier.

Concierge Style Security Service

Our concierge staff is on duty Monday through Thursday from 8:30AM to 9:00PM; Friday 8:30AM to Midnight; Saturday 9:00AM to Midnight and Sunday 9:00am to 10:30pm. Among the services they provide is to admit and verify visitors, accept and sign for deliveries, make reservations, locate services, accompany vendors to residences when requested by absent owners, and monitor the security of the property.

Concierge staff members are trained and provided to Le Château by Paradigm Concierge Security Services.

Security

A state-of-the-art surveillance system which includes high-definition cameras located discretely throughout the property.

Activity on all cameras is recorded 24/7 and archived for security purposes. The use of all remote access clickers (gate access only), and entry access swipe cards is recorded and traceable. Both may be immediately deactivated (similar to hotel keys) should they be compromised or for other appropriate reasons.

Parking Assignment

Every residence has been designated permanent vehicle parking space assignment(s). These assignments have been recorded and are part of the Declaration of Condominium for Le Château.

For added convenience and security residents may enter and exit Le Château through the Motor Lobby located at the Motor Garage level.

Business Center

Le Château has a fully equipped Business Center with high-speed internet access, a computer with the latest software, a laser printer, telephone, and a fax/copy machine. The Business Center is furnished with office supplies for the convenience of all users.*

Fitness Center

The Fitness Center was upgraded in August 2012. In addition to servicing the universal equipment with four new cardio pieces along with a water cooler, exercise mat, and double-stack weight rack. The Fitness Center has a music system and 120 cable channels on the television.*

Pool and Sundeck



The pool opens every summer beginning in May. Umbrellas shade the tables located on the sundeck, and residents can cook-out on our gas grill. The swimming pool is cared for by a full-service pool company. *The pool has been fully-renovated and transformed into a salt-water pool.

Relax and listen to the subtle sounds of water from the two-decorative fountains nestled into the wall of ivy surrounding the pool and sundeck.

The Club Room

The Club Room, with a fully-equipped kitchen, is adjacent to the pool and sundeck. It is a perfect location to host a social gathering.

The sound system in the Fitness Center extends to The Club Room and its hidden speakers around the sundeck allow for your choice of music outdoors.

Cable and High Speed Internet

COMCAST digital cable and high speed internet are provided to all residences. Le Château was the first community in Atlanta to broker this kind of service under Comcast's bulk agreement, thus providing a significant savings and benefit for these must have services.*

The service fee is built into the Association's annual budget and is purchased at an incredible value that cannot be duplicated if purchased individually.

Our digital cable package includes Full Basic, Digital Starter, Digital Classic, Music Choice, On Screen Program Guide and access to Channel 1 On Demand (a total of 100+channels). We have the newest TV digital cable set top boxes and the most advanced high-speed internet equipment and service.

Pet Park

Le Château is a pet friendly environment. Residents can walk the grounds of the designated park with their pets, sit on the white bench and chairs located down by the creek, and enjoy the surroundings. Doggie waste bags and a receptacle are provided for pet owner convenience at the area.

Social Events

We are family! Le Château is a warm, friendly, and caring community. The Association hosts a summer kick-off pool party complete with summer fare that includes a barbecue and libations.

The December Holiday Season begins with an elegant hors d'oeuvres and champagne reception. Throughout the month on Sunday afternoons, spiced cider, hot cocoa, and sweet treats are provided so residents can socialize with their neighbors in the reception area while the fireplace is ablaze and music play in the background.

Resident Communication

Le Château communicates important and not-so-important matters relevant to our community via our custom website- www.lechateaucondominiums.com. Our first-class website was designed by 11 Fingers Design- www.11fingers.com

Fireplaces, Gas

All residences have gas fireplaces (with electric starters). The gas feeding the fireplace is turned off during daylight saving time and the warm weather season.*

Refuse and Recycling Services

Each floor has a chute for easy refuse disposal. Property refuse pickup is on Monday, Wednesday, Friday, and Saturday.*

Le Château cares about the earth. A recycling area is located outside and adjacent to the Motor Lobby where residents can place newspaper, magazines, plastic containers, and glass in the green receptacles for recycling pickup.*

Elevator Service and Interior Upgrade

Le Château has two passenger elevators. A full maintenance regimen is in place and managed by a professional elevator service company to insure elevators are in optimum working order.*

The library-style panels in both elevators were replaced with new custom solid maple panels. All elevator brass is regularly cleaned and polished.

Landscaping Services



The beautiful, lush, and tree-lined landscape of Le Château is well-maintained by a full-service professional landscaping company.*

Fall and summer color plantings provide the property with enhanced appeal and the park like setting make it attractive for residents and guests. An oasis nestled in the city!

Nature Preserve

Le Château sits on close to four acres of prime real estate. A large parcel of the property has been designated a nature preserve with Indian Creek running through it. The bamboo that gracefully blows in the breeze is occasionally harvested by the Atlanta Zoo to feed the pandas.

Housekeeping and Janitorial Services

The interior and exterior of the building are meticulously cleaned and maintained on a daily Monday through Friday schedule.*

Property Maintenance

Le Château has the services of a dedicated maintenance person who is well acquainted with and oversees the preventative maintenance routine of the property. He is part of the Heritage Construction and Maintenance Company team.*

Management Services

The Association's Board of Directors works closely and in partnership with Heritage Property Management Company, to manage, operate, maintain, and care for Le Château.*

At Your Service Preferred Vendors

The Le Château Condominium Association Board of Directors and Heritage Property Management maintain a preferred vendor list for the services needed by the Association and Le Château residents.

From pet sitters, to pickup dry cleaners, from handyman services to wallpaper installers, from electricians to plumbers, the Association is ready to recommend proven professionals to all residents seeking such services.

* Denotes: These services are part of the Association's budget and are paid for from the monthly condominium assessment fees.