

From the Atlanta Business Chronicle:

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Waldorf Astoria condo with views of north Georgia mountains lists for \$6.5 million

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A penthouse condominium in the luxury Waldorf Astoria Atlanta Buckhead building is on the market.

It takes up the building's entire 56th floor and is asking \$6.5 million, according to a listing by Above Atlanta Realtors. Ben Harris is the listing agent.

The condo spans more than 4,800 square feet with three bedrooms and five bathrooms. It is accessible by a private elevator landing that leads directly into the home. From the foyer, iron-and-glass French doors open to a great room with custom tray ceilings, chandeliers, and panoramic views of the Atlanta skyline through picture windows.

The kitchen includes quartzite countertops, a Sub-Zero refrigerator and Wolf appliances, as well as four, high-capacity Sub-Zero wine coolers. An adjacent balcony gives 180-degree views that include Midtown, Downtown and Hartsfield-Jackson Atlanta International Airport.

There are three fireplaces, a retractable projector and video screening system, and motorized solar shades throughout the open floor plan. The laundry room has built-in storage.

The primary bedroom suite is in a private wing and has a sitting area, fireplace and two custom-built closets. The primary bathroom comes with two vanities, a bathtub and a walk-in shower. The bedroom suite has its own balcony with a view of the north Georgia mountains.



COURTESY OF ABOVE ATLANTA REALTORS LLC

The penthouse has the highest elevation of any condo for sale in Atlanta right now, Harris told *Atlanta Business Chronicle*.

Robert and Gail Riesenbergs bought the home in May 2019 for \$3.95 million, according to Fulton County property records.

The couple undertook an extensive renovation that updated the entire home, Harris said. The project included handmade lighting, new hardware and the installation of Control4 smart-home technology. Harris declined to disclose the cost of the renovation.

Jim Weinberg of Atlanta-based Jim Weinberg Lifestyles oversaw the renovation. Weinberg's design resume includes the former home of film mogul Tyler Perry, Harris said. Perry sold that Buckhead estate for \$17.5 million in 2016. It sold again in 2020 for \$15 million, according to property records.

The Waldorf Astoria's homeowners' association fee is \$4,230 per month after an \$8,460 initiation fee. The fees cover a door person, maintenance, a reserve fund, security, trash service and 24-hour concierge service. Annual taxes in 2021 amounted to \$65,980, according to property records.

Construction on the Waldorf Astoria building was completed in 2008, but the condos were built out as they were sold. Construction on the 56th-floor penthouse was completed in 2019, Harris said.

The Waldorf Astoria towers above Peachtree Street in the North Buckhead commercial district. The building was recently renovated and also houses a luxury hotel. Amenities include valet parking, a fitness center and spa, and dining and entertaining rooms. Brassica, a French-American restaurant, operates on site, as does a cocktail lounge called Peacock Alley and Solarium, which offers afternoon tea service.

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