

ROSWELL, GA

Historic river-town charm inside the Perimeter's reach, on the Chattahoochee's north bank.

\$645K

MEDIAN SALE PRICE

\$239

PRICE / SQ FT

A+

NICHE GRADE

91,308

POPULATION

Distance To

**Hartsfield-Jackson Airport** **27 mi**
~45 min via GA-400**Downtown Atlanta** **22 mi**
~29 min drive**Lake Lanier** **~30 mi**
~40 min drive

Local Amenities

Roswell's identity is its historic downtown and its river. Canton Street anchors a walkable core of 20-plus independent restaurants, boutiques, and galleries a few blocks from antebellum home museums like Bulloch Hall.

- ✓ Chattahoochee River recreation: kayaking, tubing, and the Roswell Riverwalk
- ✓ Chattahoochee Nature Center for hiking and wildlife viewing
- ✓ Old Mill Park, built around 1839 mill ruins on Vickery Creek
- ✓ Roswell Area Park: sports fields, playgrounds, and a community pool

Common Architecture Styles



Craftsman Bungalow

Low-pitched roofs, deep covered front porches, and exposed beams. The dominant style through the historic core.



Colonial Revival

Symmetrical facades, shuttered windows, and a centered front door. Common in older established neighborhoods.

Who Lives Here

White		63.5%
Hispanic / Latino		16.8%
Black		11.8%
Asian		4.8%

40.5

MEDIAN AGE

\$128.7K

MEDIAN HH INCOME

NOTABLE NEIGHBORHOODS

Roswell Historic District

Crabapple

Huntcliff

Horseshoe Bend

BEST FOR

Buyers who want walkable history and river access without giving up an easy run down to Sandy Springs, Buckhead, or Midtown for work.

Relocating to Metro Atlanta? I help out-of-town buyers map neighborhoods, commutes, and price before they visit. Book a free Zoom consultation at livinginatlantateam.com.

Living In Atlanta Team