

Builders hammering away despite real estate slow down

Sully Witte - News Editor
Tuesday, April 20, 2010

The housing market has slowed quite significantly, that's no secret to anyone. But what might be a secret in Mount Pleasant is that a local developer has begun a mid-range housing project in Charleston County off of Hamlin Road. Linnen Place is located just before Jennie Moore Elementary School and features floor plans for all ages and desires.

There will be 51 homes in the development and four different floor plans. Each single family home options features lots of storage, flex space and range in square feet from 1500 to over 2200 priced from \$239,000 to \$295,000.

According to Ryan Smith, a partner with Lowcountry Residential Builders each plan has three or more bedrooms and two and one half baths and an architecture craftsman themed style that can be customized with details such as shingle siding, stacked stone or brick facades.

Sodded yards and complete landscape packages are available, as well as hardwood floors, tray ceilings and customized 42" cabinets.

What the builders are most proud of is the fact that their homes fall under the First Responder Down Payment assistance program. These units will be available for the tax credit June 30.

The two story floor plans include a loft upstairs and a two car garage.

But all of those options are laid out for you in the design center, located in the model which is open Monday through Saturday from 11 a.m. to 6 p.m. and Sunday from 1 to 6 p.m. On site sales are handled by Amy McMullen of Carolina One.

In addition to Linnen Place's sales team, the entire project is centered around local companies and people. The Smith family which is developing the project are East Cooper residents. Brian Garris of 84 Lumber, Lee Mackin the construction manager, and Devin Googer the interior designer for the models are all local residents as well.

Shawn Smith also a partner with Lowcountry Residential Builders LLC said that the community is centrally located to schools, shopping and the beach. "There's something to be said with having only a handful of neighbors as opposed to the larger developments found around town," he said.

The grand trees on this property owned by the Linnen family for generations are plentiful. Most lots back up to retention ponds, wetlands or wooded buffers and there are four cul-de-sacs in the development which make all the lots quite desirable when it comes to privacy and safety. Lot size averages about 5500 sqft.

"We've done a lot to preserve the natural habitat," Smith said. There is only one ingress and egress for the neighborhood and the community will be governed by covenants and restrictions.

Linnen Place does not feature any neighborhood amenities.

The development should be completed within two years. For more information visit www.linnenplace.com or stop by the model for pricing and a tour.

This is one of several stories in a series about the local housing market.

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