

South Charlotte Community Ushers in Flexible Living Concept

While no one knows exactly what the future holds, you can prepare for many of life's unexpected events by having a flexible home. But what exactly is flexible living? Mike Love, owner of Collier-Love Builders, Inc., defines it as, "A combination of things actually. Flexible living entails a universal design and total access with the idea that we are gearing these homes toward any state or stage of life." Collier-Love Builders is giving homebuyers this opportunity for preparedness with their new project in South Charlotte. A consortium of townhomes will sit behind a wrought iron fence and lampposts along Sharon Road West and Sharonbrook Drive. Equipped with nearly 4,000 square feet of space and a multifaceted design, The Terraces at Quail Hollow is a prime example of flexible living.

Each home has four levels including a finished basement with an attached two-car garage. A total of four bedrooms means plenty of space for a new hobby, a son or daughter moving back home after college or an aging parent who moves in for care. One of the ideas behind the Terraces is that owners will never have to move as a result of these changes in lifestyle, but rather they can evolve in place. "The builders have thought through all scenarios on the front end so that as the unexpected happens, completely unforeseen scenarios, you can react to them sensibly because of the thought that has gone into the community," said Colleen Brannan, president of Branstorm PR, who is handling public relations efforts for the launch of the Terraces community.

Right now, construction is just beginning on the first two buildings. All site work has been completed and permits are in place. Work on the community is expected to wrap in the fall. That is a short time frame, but The Terraces is a project

relatively small in scale with a fifth of the community already going into production. Only twenty units are planned, two units per building, but small enclaves seem to be driving consumer interest. "Building bigger is not always better," said Dan Eldred, broker with New Homes Link. Eldred is handling sales and marketing for The Terraces, "We've heard that from a lot of people. They tell us, 'I don't want to live with 5,000 people... I want a simpler life. A smaller community is fine.'"

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At first glance, these innovative structures resemble single family homes. The exteriors alternate between Georgian and neo-European inspired styles and feature brick/stone veneers as well as Hardie-Plank color siding. The builders call a balcony from the master bedroom a "French Walk-out" which offers a great view of the surrounding area.

Potential upgrades consist of an elevator and a standby gas-powered generator. The elevator goes to every floor and allows full use of the house for those who have been forced to forego stairs for any length of time. The elevator can be installed during construction or at a later date as specifications have already been roughed in for the equipment. The generator is there, if you choose, to keep the power flowing in case of emergency outage. "This upgrade adds peace of mind for many. For those caring for an aging parent or a sick child, it means a lot for them to say, 'I know that I can still live here if the power goes out... I've actually taken care of my family with this generator.'"

"We're not specifically targeting handicapped people, we can accommodate them," said Brannan. "These are things that you may not need now, that you may need later, that you may never need. But they have all been thought about."

One of the goals with The Terraces at Quail Hollow is to ensure that owners will never be immobile in their home or left without any free space because of an unforeseeable upheaval. Moving shouldn't have to be your only option when it comes to life changes. "Our homes offer diversity and 3,700 square feet of flexibility," said Love, "It's the wave of the future."

The team behind the Terraces is expecting a high demand from buyers because of its originality. "If you look at the number of homes, condos and single family homes that have elevators and any reference to handicap accessibility, there are less than a hundred in areas four, five and six," Love said. The location of the community is sure to be positive in the interest of buyers. Located in the 28210 zip code and within walking distance to the Sharon Road West terminal along the light rail, The Terraces at Quail Hollow is convenient to SouthPark, Quail Hollow Club and numerous shopping and dining locales.

Sales efforts are already underway and, at the time of this article, one home is already under contract. Prices start at \$405,000 and feature minimal dues, lawn maintenance being one of the few items of upkeep. Eldred and Love have crafted a product they say is unlike anything else and the Terraces is only the threshold to a new style of living. "We're setting the stage for something that has never been done before," said Eldred. "We want to offer something that you can't go just anywhere and get. We'll set the standard for the flexible living space." ♦

-Justin Parrish, staff writer

