



AUTUMN HALLSM

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Townhomes Introduced to First Phase of Autumn Hall

Smaller homes, lower price point appeals to current buyers

Developers at Autumn Hall have announced plans to introduce townhomes in the community's first phase. The new plans are an acceleration of Autumn Hall's planned introduction of townhomes due to an increase in buyer interest in smaller attached homes at lower pricing than the community's single family homes. The 17 townhomes will face Shannon Garden, one of six distinct parks in Autumn Hall's first phase. Each townhome is planned to have alley access, detached garages, private screened porches and courtyards. The community already has 23 reservations for the townhomes which range in size from 1,700 to 2,500 square feet. Plans are to begin construction in the fall.

Townhomes had always been planned for Autumn Hall, but developers anticipated introducing them in the second phase of construction. These townhomes will be situated on what had been nine single family lots which, when fully built, would have required an investment of some \$650,000 or more. The townhomes are expected to sell in a range between the high-\$300,000's to the mid-\$400,000's. "We recognized the need to respond to market conditions and provide a variety of home offerings earlier in our plan," said Autumn Hall Vice President Raiford Trask. The community's single family lots are selling well – thirty lots have sold in less than a year – but broadening the choices available, Trask explains, simply allows Autumn Hall to serve different people with different needs. "We're well positioned now to offer some alternatives and appeal to a broader market," he says.

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Indeed, a new townhome neighborhood hasn't been introduced to New Hanover County's real estate offerings for some time. And these at Autumn Hall will be nicely detailed, in keeping with the community's signature Cape Fear Heritage Architecture, while offering substantial public and private green space. The 17 townhomes will face Shannon Garden, a formal English-style garden, which is a shared park for all Autumn Hall residents, but particularly those in the townhome community. The townhomes will also have courtyards and are currently planned with screened-in porches, providing private outdoor space rarely accommodated in townhome plans. Designed by highly renowned South Carolina architect Eric Brown, the plans and street elevations reflect the overall design concept at Autumn Hall, which is to combine Southern coastal traditions with the best of modern urban design.

The design and construction will also employ a variety of green-build considerations, reflecting the environmental sensitivity of the overall development plan. Autumn Hall has won awards and recognition for its efforts to preserve trees, create green space and foster a pedestrian-friendly community. The townhomes will feature metal roofs and are planned to have coastal brick exteriors.

About Autumn Hall

Autumn Hall is located just a bicycle ride from Wrightsville Beach and minutes from historic downtown Wilmington. When complete, the project will include approximately 300 single family residences and 200 multi-family units. Some 51 acres of parks, walking trails and green space, in addition to an eight acre lake, a pool and tennis facility and a Creek Club on Bradley Creek will contribute to the community's natural and recreational amenities. Autumn Hall will also be home to a wide range of retail, dining and shopping establishments. For more information, visit www.autumnhall.com.

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