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Builder/Architect



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By Nancy Greene

Located just a few minutes drive from Beaufort, SC's historic district exists a neo-traditional town reminiscent of the historic towns throughout the Southeast. Named for the Habersham family, a prominent family in merchant circles throughout the South Carolina Lowcountry in the 18th century, Habersham's 1,150 Lowcountry homes, complete with large wrap-around porches and a hanging American flag, line the streets and offer serene views of the Broad River and giant live oaks veiled with Spanish moss. As children playfully fly a kite in one of Habersham's many parks, a father is teaching his son to fish off the local shrimping dock. As a family of four cruise along the streets on their bicycles, several neighbors

who have joined together for a cookout discuss why they have chosen to live at one of America's most highly regarded planned neighborhoods: Habersham.

Habersham Land Company, Inc. was established in 1996 when the partnership of Bob Turner, Stephen Davis and Emmett Davis, Jr. incorporated to develop this 430-acre former antebellum plantation site. Recently awarded the "Best in American Living" platinum prize for "Best Neighborhood Design" by *Professional Builder Magazine* and The National Association of Town Builders, Habersham offers the finest in Southern coastal living.

A waterfront town, offering more than 1,000 home sites

Great respect for the natural beauty of this former antebellum plantation has resulted in neighborhood streets that appear to have been settled decades ago. Habersham is a new town with an old town feeling.



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and more than 2 miles of waterfront property, Habersham's concept is based on architectural charm that is reminiscent of the historic homes and streetscapes of early Southern towns and villages, such as Charleston, SC, and Savannah, GA. Sidewalks, lovely streetscapes and traditional Lowcountry architecture encourage homeowners to build relationships within Habersham as they enjoy the neighborhood's quiet oak-lined alleys, scenic woodlands, footbridges, walking trails and waterfront parks.

Offering incredibly beautiful vistas, Habersham features dramatic sunsets as well as undisturbed views of the marsh and the Broad River as it rolls gently toward Port Royal Sound and on to the Atlantic. Three secluded sea islands that are part of the property are connected by causeways to the mainland and offer boating access to both Habersham Creek and the Broad River, and feature a neighborhood pavilion and deep-water dock, which were designed to be shared by all Habersham

residents. Future plans for these exclusive islands include an Inn as well as a variety of guest cottages.

Offering an array of activities, residents of Habersham enjoy chatting with friends while picking up mail at the Habersham post office; spending the day at a pool located on one of the connected sea islands; catching fish, crabs and shrimp from one of the neighborhood's docks; or lounging in one of Habersham's parks under a large live oak while immersed in a novel. For those who love the water, homeowners can launch their boat from Habersham and explore Beaufort's beautiful waterways while experiencing some of the best fishing waters the East Coast has to offer. Owners can secure their watercraft in Habersham's boat storage area in the off-season or when they are away from home for extended periods.

"One very unique aspect of Habersham is the number of the people who are involved in developing our town who also live here. The majority of our sales, marketing and development

Open and bright describe this room in a new home on Saint Phillips Boulevard, a room designed for creation and consumption. Through the windows is a clear view of the sidewalk that could lead the resident epicure to the market in a very few minutes, should the pantry not contain the perfect wine or cooking oil for this evening's meal.



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teams and members of the Habersham Homebuilders League live here, one of the principals of Habersham Land Company lives here, as well as a number of our architects and landscape designers," said Michael Asnip, Vice President of Habersham Properties. "As we design our amenities and each integral part of our town, our parks, civic buildings, playgrounds, docks and the main street downtown, we want to make sure they are the best they can be, not only for our present and future residents, their children and grandchildren, but also for our own families as well."

While planning Habersham, a town center was a crucial element to the success of the design. Modeled after historic Southern villages, a proper town center must offer a variety of professional services, shops, dining establishments and unique businesses.

Habersham's Town Center is similar to the historic main streets commonly found throughout the region. The buildings, which define the streetscapes, include storefronts with offices and residential lofts above. All of which are just a short stroll from each Habersham home. The Town Center offers a new level of freedom for both young and old. Children can safely walk to the center



Top: The Townhomes of Le Chene Circle, homes from 1,000 square feet to more than three times that size. Habersham offers a remarkable diversity of possibilities; cottages, carriage house homes, flats ensconced within the elegant facade of an old Southern mansion. One thousand homes and home sites in multiple degrees of luxury, and all adjacent to quiet streets and boulevards, natural ponds and creeks, or tidal marshes and the picturesque Broad River. What a great town to choose to live in.

Bottom: One of the Habersham Village Flats, condominium homes that fit a wide range of lifestyles. The spaciousness of this kitchen area is accentuated by a full perimeter of translucent transoms that share the light from both the outside and from room to room. A perfect residence for young professionals, or perhaps grandma and grandpa who are now only a short bike ride from their beloved grandchildren.

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for a scoop of ice cream with friends while adults can enjoy a leisurely stroll on their way to pick up a newspaper or their morning coffee. For the fortunate ones who live in Habersham and work in the Town Center, the only morning traffic they encounter is that of other walkers and joggers sharing the same sidewalk.

Civic structures, such as the Habersham post office, fire department, sheriff's station and church, are the cornerstones of what will continually grow as the hub of Habersham activity and create a destination main street. "Habersham's Town Center is one of our greatest assets," said Asnip. "With the post office, a café and deli, fine dining, salon and professional offices using high-speed Internet and WiFi access, the Town Center is the perfect location to operate your business, run a few errands, meet a colleague for lunch or a wind down after a long day at work with family and friends. The potential

business opportunities are endless with entrepreneurs considering all types of future shops and services. In fact, one of our residents runs a company with 180 employees spread all of the country from his loft in the Town Center using the Internet and video conferencing."

When selecting a home design, each new resident of Habersham is afforded the opportunity to display enduring design principles with the highest quality of craftsmanship while incorporating contemporary floor plans, building materials and new household technologies and conveniences. All Habersham homes feature gracious porches, high ceilings, hardwood floors, traditional moldings, custom countertops and cabinetry. Homeowners may choose from Habersham's portfolio of diverse floor plans or they can choose to design and build a custom home.

"Habersham truly offers something for everyone," said

The town of Habersham is home to scores of grand old live oaks that drip with Spanish moss and are found along the boulevards, within the several parks and serving as guide posts along the 2-mile open walkway at the river's edge. They provide quiet shade from the Southern sun and beautiful frames for the homes of timeless architecture, like this stucco home on James Habersham Boulevard that shows a multitude of subtle colors as the sun is about to set.



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Asnip. "With such a wide array of living options, Habersham is the perfect home for every lifestyle. From single professionals to newlyweds, to growing families and empty nesters, to couples seeking a second home and retirees, Habersham exemplifies the ideal home town for everyone."

Habersham homes range in size from the trendy artist cottages and carriage homes, which start at 700 square feet, to grand waterfront residences that boast more than 5,000 square feet. Prices, which include home sites, begin at \$400,000 and

extend to more than \$2 million.

The Habersham Flats are part of Habersham's continuing commitment to creating living space that fits the needs of everyone's lifestyle. The flats present the facade of an elegant Lowcountry mansion with six spacious condominium units inside. Efficiently designed to create a comfortable floor plan, these units include two bedrooms, two baths, a kitchen and a great room with a variety of options available, including a covered porch and balconies. The flats range in size from 1,100

Friday night, Town Center in Habersham, SC. The lights have been turned off and the offices above the corner market are closed for the weekend. On both sides of Market Street, most of the shopkeepers and business people have closed their doors and retreated to living quarters above their businesses. However, the street is alive with folks coming to do last-minute shopping at the market, picking up mail at the post office or stopping in for an evening at the 17-19 Market, a café and pub that is often crowded with town folk. Others choose fine dining and will visit The Bistro for one of the two nightly seatings.



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to 1,600 square feet and are priced from \$280,000 to \$350,000.

The Townhomes of Le Chene Circle, available in both two and three bedroom models, offer homeowners a maintenance-free lifestyle. The townhomes feature impeccable detail and craftsmanship, and offer standard upgraded amenities, such as 12-foot ceilings, cultured marble bath vanities, rustic heart pine flooring and covered porches. Ranging in size from 1,300 to 3,000 square feet, the Townhomes of Le Chene Circle are priced from \$350,000 to \$600,000.



A large Friday night crowd of Habersham residents in the bar area of the 17-19 Market.

"The Bistro" on Market Street in Habersham featuring gourmet dining in the most intimate setting in Lowcountry.



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The Lofts at Market, Habersham's live/work residences located in the Town Center, capture the true charm of downtown loft living. The first floor of the loft is exclusively reserved for commercial or retail use, while floors two and three are for residential purposes with two bedrooms and two baths up to four-bedroom designs. The lofts range in size from 2,160 to 3,400 square feet and are priced from \$500,000 to more than \$1 million.

Homeowners at Habersham have a variety of opportunities to choose from when deciding on the perfect location for their home. Home sites with abundant sunshine, stunning water views, scenic park settings and majestic woodlands are all available, and range in price from the low \$100,000s to \$800,000.

Inspired by the architecture found in historic towns throughout the country, the homes of Habersham are designed with a sense of permanence featuring classic detailing and proportion. A defining element of Habersham architecture are the massive front porches found throughout the neighborhood. Although aesthetically pleasing, the porches also serve as the social fabric of the neighborhood. Front porches within conversational distance, to sidewalks serve as a social magnet and define the street.

"It is quite obvious, by what others have to say, that Habersham embodies the defining characteristics of a true town," said Asnip. "From the Town Center to the lush streetscapes and parks, to the array of homes in a variety of sizes and prices, Habersham is being heralded more and more as the best example yet of new town design and development." ■



Top left: Beautiful vistas from riverside walkway and deep water docks. **Center right:** The River Retreat Pavilion & Dock on Old Oyster Factory Island. **Below:** Natural ponds dot the landscape of Habersham.



For more information, call (877) 542-2377
or log on to www.HabershamSC.com.