

Advertising Supplement to *The Post and Courier*

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Lowcountry CLASSIFIEDS

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PHOTO BY LEROY BURNELL/STAFF

Familial Ties

Mount Pleasant brothers, father unveil hamlet of roomy homes below \$300,000 east of the Cooper



PHOTOS BY LEROY BURNELL/STAFF

Lowcountry Residential Builders launched construction early this year in the new neighborhood.

BY JIM PARKER
The Post and Courier

As a family of builders growing up in Mount Pleasant, the Smiths know all too well the high cost of land east of the Cooper.

So when Woodie Smith and sons Ryan, Mark and Shawn teamed on a new neighborhood off Hamlin Road, they pooled their knowledge to construct solid houses that aren't extravagantly priced.

The outcome is Linnen Place, a small community of 58 dwellings off Hamlin Road near Jennie Moore Elementary School. The developer foursomes, who go by the name Lowcountry Residential Builders LLC, broke ground in January and completed a model home this spring. They are in various stages of construction on a few other houses.

This is the Smiths' first residential community: They've previously specialized in commercial construction.

For their initial neighborhood, the partnership focused on two things, build structurally sound homes while keeping prices below \$300,000.

Dwellings come in four styles,

the Live Oak, Cypress, Palmetto and Magnolia, which are sized from 1,564 to 2,300 square feet and cost \$239,000 to \$295,000. Lots are close to 1/4 acre.

"We have flexible plans," says Ryan Smith, one of the partners.

Choices include one- and two-story dwellings, homes with the master bedroom downstairs or upstairs and houses with two to four bedrooms and two or three baths. Brick and stone exterior accents are available at an extra charge.

Some designs are attractive to families who want all the children on the same floor, since they have the bedrooms upstairs; smaller models are geared to empty nesters who want to downsize.

"We can get you what you want," Smith says.

Lee Mackin, the project manager, has built dozens of homes, Smith says. Notable standards include attached garages; smooth ceilings; 30-year architectural shingles; brushed nickel or oil-rubbed bronze fixtures; hardwood floors in the foyers; and maple cabinets, smooth top stove and microwave in the kitchen.

In addition, "We have a ton of upgrades," says Amy McMullen,

community sales manager with Carolina One Real Estate at Linnen Place. Stainless kitchen appliances, a garden tub and separate shower in the master bath and hardwood floors are among the options. Meanwhile, the builder is agile enough to make changes along the way if the customer chooses.

"A company of our size can turn the ship," Smith says.

While early into the work, the builders are attracting interest from home shoppers.

"Our Web site - www.linnenplace.com - has more traffic than we have seen in a long time," McMullen says.

The neighborhood has natural attractions such as wetlands and ponds. There are sidewalks on both sides of the streets.

Another draw is the property's setting. "We are right around the corner from the beach, Boone Hall Plantation and Palmetto Island County Park," McMullen says.

"The access for Mount Pleasant is really strong," Smith says. U.S. Highway 17 North and Rifle Range Road are a couple of miles away. Hungryneck Boulevard, which is proposed to be extended,



The sales model has a dining room with views of the yard.



The Cypress floor plan has a good-sized family room.

would pass close by, giving the community an additional north-south artery. Interstate 526 is within a few miles.

The neighborhood's title is in keeping with the surrounding Hamlin community. It is named for the Linnen family, who live in the area, he says.

Smith says he is excited about the project. "Things are going well so far, going into the selling season," he says. "We put a lot of thought into it, to have an attractive product."

To get to Linnen Place from downtown Charleston, cross the Ravenel Bridge into Mount Pleasant staying to the left onto U.S. Highway 17 North. Follow Highway 17, which is also called

Johnnie Dodds Boulevard, through town. At the traffic light at Brickyard Plantation, turn right onto Hamlin Road. Go about two miles. The community is on the right.

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developmentcontact
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Location: Charleston County
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Hours: 11 a.m.-6 p.m. Monday-Saturday, 1-6 p.m. Sunday
Web site: www.linnenplace.com