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RESIDENTIAL PROFILE: KELLSWATER BRIDGE



The rendering above depicts a Kellswater Bridge home design.

This fall, Kannapolis' newest mixed-use community, Kellswater Bridge, will hold a grand opening to debut the first 16 homes on its 202-acre site conveniently located near I-85 and Route 73.

Eventually, more than 400 custom homes will be built. Homebuyers can choose to purchase a home already under construction (and then individualize it to their tastes and needs); choose a house plan and lot in conjunction; or buy a lot and build their own design, subject to review by an architectural review committee. Seven builders currently have homes under construction, as well as lots for sale.

Homes are priced from \$250,000 to \$800,000. Although there will be a variety of designs to suit all kinds of lifestyles, they will all feature Southern traditional architecture.

In addition to single family homes, there will also be patio villas and manor homes for those who prefer townhomes.

The houses will be placed in a village layout with treelined streets and miles of sidewalks to encourage walking and a sense of community. The luxurious amenity package includes a million-dollar recreation center, a swimming pool, athletic fields, tennis courts and 40 acres of open space and parks. High-speed, wireless Internet will be available to residents throughout the neighborhood.

Homeowner's fees will cover the upkeep of common space and recreational facilities and individual lawn care, as well

as access to a unique and sophisticated, incredibly fast fiberoptic system. This means the cost of phone service, high speed Internet access, cable TV and security monitors is included in the monthly fee.

But there's also more available to the residents of Kellswater Bridge. Also located on the site will be a 30-acre town center featuring neighborhood commercial and retail services. Adjacent to the site will be a larger commercial center (Kellswater Commons) with office space, more regionally-oriented shopping options and townhomes.

Running through that larger center will be the long-awaited Kannapolis East/West Connector Road, which will be constructed by the City with significant participation by the developers. It will connect residents on the south-central side of the city with the Kannapolis Parkway.

Kellswater Bridge is named after the area in Ulster, Ireland, where many of the area's first settlers originally came from. George Kiser is developing the residential component and is partnering with Charlotte-based Merrifield Partners and Crosland, Inc. in the commercial centers. Kiser will soon be adding another 108 acres to the housing offerings.

A welcome center is now open and includes a virtual tour of the community on a large plasma screen. For more information, visit www.kellswaterbridge.com or call 704.786.2400.