

## MULTI-HOUSING NEWS

### Reverie on the Ashley Exemplifies Smart Development, Protects Nearby Environment

By Matthew Marin, Associate Editor

AUGUST 01, 2006 -- North Charleston, S.C.--Surrounded by 100-year-old live oaks adorned with Spanish moss, Reverie on the Ashley will be an 88-unit, six-building waterfront condominium community located on 32 acres of tidal marshland. Construction on the property began in October 2005. The first building, which is sold out, will be completed in September.



Reverie on the Ashley is situated within the 22-mile stretch of the Ashley River, which was designated by the South Carolina Department of Natural Resources as a "state scenic river." Environmentalism is a hallmark of this low-density project. Only four of the Reverie's 12 build-able acres will be developed. The remaining 28 acres will be used to protect marshlands and bordering forests with indigenous fauna and foliage, such as blue herons and crepe myrtle trees.

"By protecting the land and its eco-system, we're preserving the environmental heritage of this place and offering a unique quality of life for generations to come," says Ben Gramling III, managing partner of Reverie on the Ashley LLC and president of Gramling Brothers Real Estate and Development.

"Preservation is good for the environment and good for sales because the surroundings become a unique selling point setting Reverie apart."

The location of the property will provide residents with walking/nature trails made of semi-porous materials to reduce rainwater run-off and erosion. Flowing about 36 miles from Cypress Swamp to the Charleston Harbor, the Ashley River includes a diversity of natural habitats, from freshwater to saltwater, and numerous historic sites of regional and natural significance. Residents of Reverie will share the riverfront with wildlife, such as wood ducks, red-winged blackbirds, osprey, kingfishers, herons, blue crabs, spot-tail bass, trout, turtles and terrapins.

"The buildings have been put as close to nature as [they] could possibly get," says Dan Brower, senior VP of Trehel Corporation Inc. and Reverie project manager. "We're 12 feet away from a natural protected area. We're literally within 20 feet of the water line at high tide."

And while the property could have been zoned for more units, developers planned on promoting quiet living. Reverie is the first property in the greater Charleston area to offer private rooftop terraces and gardens for its penthouse-level residences. Each of the four-story buildings will have 16 condos, and units will be about 1,800 square feet. Landscaping around the buildings will consist of shrubs, trees and plants recommended by the South Carolina Wildlife Federation to foster bird habitats.

All units will have unobstructed views of the river and boast 10-foot ceilings, Australian cypress hardwood floors and kitchens with crushed quartz countertops. Prices range between \$500,000 to \$860,000. Gramling says, "This is a quality of life project. It offers everything." Other amenities include a private marina with 40 boat slips on the river and a riverside pool and cabana. The property is within a 15-minute boat ride of downtown Charleston.

Designed by Narmour Wright Creech Architecture of Charlotte, N.C., the buildings will have stucco exteriors with columns and wrought iron railings. "So much attention has been given to make sure it is reminiscent of the Charleston architectural style," notes Brower.

The property's second building is almost completely sold out with only two units left and is scheduled for completion in the summer of 2007. Units in the third building became available for purchase in July. Atlantic Island Properties is the exclusive sales agent.