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AGENT OF THE WEEK

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Townhomes at an enviable address

CONTRIBUTED REPORT BY REBECCA NEWSOME, MIRM

"I absolutely love living at Noble Townes," says homeowner Cottie Barber. "I sell real estate, so I've had an opportunity to see a lot of homes. When I began looking for a home of my own last year, Noble Townes was really the first neighborhood that caught my eye. I was able to pick out custom finishes to make my home truly mine, and the location is very convenient. I can be in North Hills or Five Points in minutes, and I love being able to take my dog running on the greenway right across the street. It's a wonderful, fun place to live, with great neighbors all around . . . I just can't say enough good things about this place!"

Cottie bought one of the 24 fabulous 2-bedroom, 1 1/2-bath townhomes nestled inside the Raleigh beltline in the unique Noble Townes pocket community. Its location alone is ideal, with fantastic proximity to downtown and the I-440 beltline. JY Joyner Elementary, recently recognized for the third consecutive year as a National Magnet School of Excellence, sits directly across the street, as does the spacious and amenity-filled Kiwanis Park and entry to the Raleigh Greenway. As Cottie noted, this urban address with suburban surroundings is only minutes from Five Points and North Hills, as well as Costco, Trader Joe's and a host of other convenient venues.

Hailed as "the smaller, better home" by Citygate Real Estate Services, each Noble Townes home comprises 958 heated square feet, a full floor attic and private outdoor living space via decks or patios. Courtesy of a joint venture between Live Oak Homes and Christo Development, the property has been undergoing a complete renovation over the past year, inside and out, to transform these homes of early '80s origins into exciting, hip and very desirable living spaces. Standard features include a vast array of large and small details, resulting in a sexy "wow factor" of enormous proportions.

Boutique homes at Noble Townes, priced at \$164,900, feature smooth ceilings, a choice of main level hardwood flooring in lustrous oak or bamboo, a choice of colors upstairs in Stainmaster carpeting and gourmet kitchens with granite countertops, stainless steel appliances, and an ultra cool farmhouse sink. The full bath in these boutique homes feature European-style, double-bowl sinks flanked by beveled mirrors above and European drawer

storage below. Customers select two wall colors for their homes, with a third color available for a mere \$100.

For an additional \$10,000, standard features include all of the above plus exotic hardwood floor choices, 42" European frosted glass/soft close cabinets in each epicurean kitchen, a custom stone fireplace with a handy remote switch for its gas logs, a stunning European glass vessel sink lavatory with an impressive sculptural faucet in half baths, marbled walls in full baths, and a decorative mirror vanity cabinet (complete with mirrors inside the cabinetry) in place of the boutique



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CONTRIBUTED PHOTOS

home's full bath beveled mirrors.

"Customers have been amazed by our standard features, of which only a few have been mentioned here," says Lee Norris, Noble Townes developer and principal at Christo Development. "I think our numbers can speak for the success of this property. Throughout the past year, when real estate sales have been down locally as well as nationally, we've sold 16 of our total 24 townhomes. With only eight homes left, the time to come out and see what we're doing here is now."

"These homes offer tremendous value at an outstanding price," adds Doro Taylor of Citygate Real Estate Services. "Utility prices are incredibly low and our HOA dues are only \$95/month. BB&T is offering a spec-



tacular program for these homes with 100% financing, no PMI (Private Mortgage Insurance), and reduced closing costs. Add to this an annual \$2,000/year tax credit available by the North Carolina Housing Finance Agency and the significance of ownership is astounding."

"Our goal has been to offer an excellent value at a great price," Lee summarizes. "When you combine our exceptional features with our convenient location and the surrounding neighborhood, you understand why Cottie and our other residents are delighted to live here. We're proud of what we've done here,

and we invite everyone with an interest to come and see us. Noble Townes is just a really terrific property."

Two fully furnished models are available for touring at Noble Townes Thursday - Sunday from 2 to 6 p.m. and other times by appointment. A special open house will take place Friday and Saturday, April 15 and 16 from 11 a.m. to 6 p.m. and Sunday, April 17, 2 to 6 p.m. For more information, visit www.nobletownes.com.