

A Rare Find:

Knightdale's Poplar Creek Village

By Rebecca Newsome, MIRM

Nestled in a pastoral setting in Knightdale, you might find it hard to believe that Poplar Creek Village is less than two miles from the I-540 and Highway 264 interchange, with numerous nearby shopping and dining options... And harder still that Downtown Raleigh is only 12 miles away! The location of this very special new home community speaks volumes upon entering the site: As it whispers, "you're home," you're delighted with the knowledge that while in the midst of quiet tranquility, you're merely minutes from a multitude of arts, entertainment, and epicurean opportunities.

"I feel very lucky to have found this property," says builder/developer David Menaker of Menaker & Associates. "It's a rare find. The topography is picturesque, and the peaceful environment is desirable. Add to this our proximity to Downtown Raleigh, Raleigh-Durham International Airport, and major arteries, including I-95... Our location is nothing short of excellent."

"Additionally, our concept of village living is the first of its kind in Knightdale," David continues. "Poplar Creek Village will consist of single family homes (primarily ranch, but some 1 ½ and 2 story homes as well), row houses, patio homes, and townhomes. Craftsman/bungalow exteriors will feature stone accents. A beautifully designed community pool and clubhouse are included in the neighborhood amenities, as well as sidewalks, walking paths, and park areas.

Future boutique-style retail is planned near the community entrance. But one of our most exciting amenities will be our community gardens, complete with vineyards, orchards, vegetable gardens, and arbors. We're offering a unique niche, and we're very excited about all that's in store."

Gaye Orr, President of Coldwell Banker Advantage New Homes, agrees with David's description of the community. "Poplar Creek Village will be in a category all its own," says Gaye. "It will be unlike anything Knightdale has ever offered; in fact, the garden concept is unique for the entire Triangle. David has a wonderful plan for a garden promenade through the center of the community. The promenade will culminate into the pool/clubhouse area, with arbors and plantings overlooking the Neuse River buffer. Poplar Creek Village will truly be a destination neighborhood."

Just off Poole and Hodge Roads and a stone's throw from the Highway 264 and I-540 intersection, the neo-traditional Poplar Creek Village is positioned on 82 acres of rolling terrain. In its current planning stages, the community will consist of 242 homes upon completion. "This number may change slightly, depending on market demand," says David.

Phase I has been carefully planned for 30 single family homes with mixed facades integrating into a pleasing streetscape. Cornerstone Signature Custom Homes, Silver Developers, Zenith Homes, and Menaker & Associates comprise the select builder team. Ranging in size from 1,600 – 2,400 square feet, introductory pricing for these Energy Star® certified homes begin in the \$190s. The numerous remarkable standard features include covered front porches, 2-car garages,

9' first floor smooth ceilings, designer lighting, dining room chair rail, granite kitchen counter tops, a wide selection of kitchen cabinetry styles, master bath garden tubs and raised 35" vanities, and extra master bedroom soundproofing.

“A lot of care was taken in selecting these standard features,” says Gaye. “The ones mentioned here are truly just a *few* of many exceptional details included by our terrific builder team. Our model home is currently underway... You need to visit with us and see the charm of these plans for yourself.”

Danita Mitchell, Coldwell Banker Advantage New Homes Builder Representative for Poplar Creek Village, expresses her thoughts on the community: “I’m thrilled to be a part of the superior marketing and builder team at Poplar Creek Village,” says Danita. “The abundant years of experience and expertise of these builders will surely delight even the most discerning buyer. As David has well explained, our location is wonderful. This will be a unique neighborhood village with the serenity of a country setting and the advantages of easy access to all the urban amenities the Triangle has to offer. “

“I am truly passionate about helping home buyers achieve their goal of moving into a new home,” Danita continues. “I look forward to welcoming new residents home to Poplar Creek Village.”

To visit Poplar Creek Village, take I-540 East to Highway 264 West/64 West at Exit 26A. Take Hodge Road at Exit 422; then turn right on Hodge Road. Travel approximately one mile and turn left on Poole Road. Look for the Poplar Creek Village entrance on the left.

Poplar Creek Village is indeed a rare find. For those seeking a new home community of character and distinction, this exciting community is not to be missed. For more information on Poplar Creek Village, call (919) 217-8500 or visit www.poplarcreekvillage.com.