

# River Dunes

Luxury Waterfront Living and Boating on the Coast of North Carolina



**AT RIVER DUNES**, it's all about the water—14 miles of shoreline where the Neuse River meets the Intracoastal Waterway and splendid Pamlico Sound, with North Carolina's Outer Banks beckoning just to the east. It's a region steeped in maritime heritage, where crabbers work the fertile estuaries, anglers enjoy the thrills of sportfishing and world-class yachtsmen compete in sailing regattas.

Here, on a pristine 1300-acre peninsula, River Dunes is creating a timeless coastal community, one that draws inspiration from a distinct sense of place and rich heritage of life on the water.

"We recognized from the very beginning that we had a unique piece of land and we were committed to determining what best suited the property," says Ed Mitchell, president of River Dunes Corp. "From the outset, sustainability was key. We wanted to build a long-term community, one that would be home to generation after generation of families. So we sought out the knowledge and resources that would help us in creating the best possible community we could build here."

River Dunes enlisted a number of partners in its planning process, including Atlanta-based Historical Concepts, a much-acclaimed architectural design firm that specializes in traditional architecture.

"In coming up with a vision for River Dunes, we wanted to build upon its legacy of boating," says Jim Strickland, president of Historical Concepts. "We didn't want to create just a resort. We wanted to create a real town, one that would endure and be vital a hundred years from now."

To that end, planning teams visited a number of waterfront communities that are known for their abiding character and charm—everywhere from Nantucket, Mass., Annapolis, Md., and Mystic Seaport, Conn., to Charleston and Beaufort, S.C.

"What we noticed in places that age well



was the huge range of diversity a town must have—some large homes, some small, all built around a core of commerce where everything isn't always glitzy and picture perfect," says Strickland. "It's definitely a non-cookie cutter look. That's what we were striving for."

The happy result is unfolding in River Dunes where the first homes are now gracing the neighborhoods of Harbor Village. The Harbor Village town plan models a coastal maritime village with homes and amenities that establish an architectural backdrop for a world-class 400-slip resort marina. Laid out on a traditional grid, the streets are narrow and the sidewalks are broad, all planned to encourage biking or walking to the post office or the grocery store. Also planned for the village center are a chapel, an inn, a performing arts pavilion, numerous retail shops, bicycle and cart rentals, and a fitness center.

The homes at River Dunes display the graciousness of a bygone era with the thoughtfulness of smart contemporary living. Broad porches and verandas with plenty of roof overhang provide a perfect transition between socializing and private quarters. The ceilings are high, the rooms are spacious, and the vistas are grand.

"There is something about looking out on the water that soothes the soul," says Ed Mitchell. "We designed our homesites to take full advantage of all the water elements."

River Dunes also followed the highest environmental principles in making the community a mecca for boaters and water lovers. Original plans called for private docks and seawalls to be built for each of the waterfront homes. But after water-quality experts surveyed the land and determined such plans could have an adverse effect on sensitive estuaries, River Dunes shifted course by creating Grace Harbor, a 28-acre harbor with 400 boat slips and a state-of-the-art floating dock system. The harbor, which boasts an average depth of eight feet, is the centerpiece of the community. The

channel provides immediate access to the ICW and waters beyond. As further testament to its good stewardship of the land, River Dunes is setting aside 400 acres of the entire 1,300-acre parcel as a preserve area.

"We want our residents to enjoy the full bounty of this special place, from canoeing and kayaking to hiking a network of nature trails," says Mitchell.

To enhance their waterfront pleasure, River Dunes owners and guests can enjoy the community's Harbor Club. This grand structure showcases the community's maritime architecture with 6,500 square feet of interior space, 2,500 square feet of porches, and seven fireplaces. Oversize architectural windows allow members and guests to enjoy 360-degree water views. The first floor features a reception center for boaters and guests, chandlery, billiards, and library/trophy room, which will display photographs and boating memorabilia of River Dunes residents. On the second floor, the main dining room, with vaulted post and beam ceiling, caters to gatherings both large and small. The bar area provides endless vantage points for views of the boats, harbor, and waters beyond; and, on the upper-story porch, club members and guests can enjoy year-round dining warmed by the club's two-story



fireplace, surrounded by the soft glow of the harbor's gas lighting.

The club's outdoor comforts will be luxurious. Two in-ground spas, surrounded by a stone patio and flanked by outdoor fireplaces, and a saline pool are some of the amenities the club will offer. Within the pool area, three cabanas will be available for full-spa services, including massage, and are easily translated to food stations for outdoor parties and receptions. Guest boaters needing a place to dock overnight can do so at one of the harbor's 20 transient slips, and come ashore to find laundry and shower facilities, as well as Internet access at The Landing, located adjacent to the club. Should the business world beckon, The Landing is equipped with computers, fax machines, and Internet access. High-speed fueling will be available with the assistance of River Dunes' experienced dockhands.

The Landing's six guest cottages are loaded with creature comforts, including designer decor with king-size beds, morning kitchens,



steam showers, flat-screen TV with theater style surround-sound, and full concierge services.

There are a myriad of choices in home styles and water views at River Dunes. The Row directly faces Grace Harbor and offers luxury living with easy boating access. The stately Channel Homes, flanking the harbor entrance, are reminiscent of the grand homes along Charleston's Battery. Chapel Square features charming Tidewater cottages and bungalows, with views of the harbor and Mill Creek, one of six creeks on the property. Two more residential neighborhoods will complete the community. The Dunes neighborhood will be situated along the shoreline of the seven-mile wide expansive waters of the Neuse River, as they flow into Pamlico Sound, and the Broadwater neighborhood is located on the big-water creeks of Paris, Broad, and Tar. Broadwater homesites will be preservation-size, offering privacy and the opportunity for creation of family compounds with home, carriage house and guest cottages.

Showcasing the community's commitment to preserving natural life to its fullest will be a Canoe Club and Nature Lodge providing residents access to hiking and paddling trails, crabbing, fly-fishing, photography, oyster roasts and endless other outdoor adventures. A "fish camp," situated on one of the community's freshwater lakes, is also a great location for throwing in a line.

Scrupulous dedication to the vision involved in creating a world-class boating community, partnership with the finest stakeholders in every aspect of planning and execution, and an unparalleled location on the Carolina coast led the editors of *Coastal Living* magazine to select River Dunes as the site of the 10th anniversary Idea House, opening in September, 2007.

**For more information about River Dunes, please call 800.975.9565 or visit [www.riverdunes.com](http://www.riverdunes.com).**