

# River Dunes:

## A MARITIME VILLAGE FOR THE 21ST CENTURY



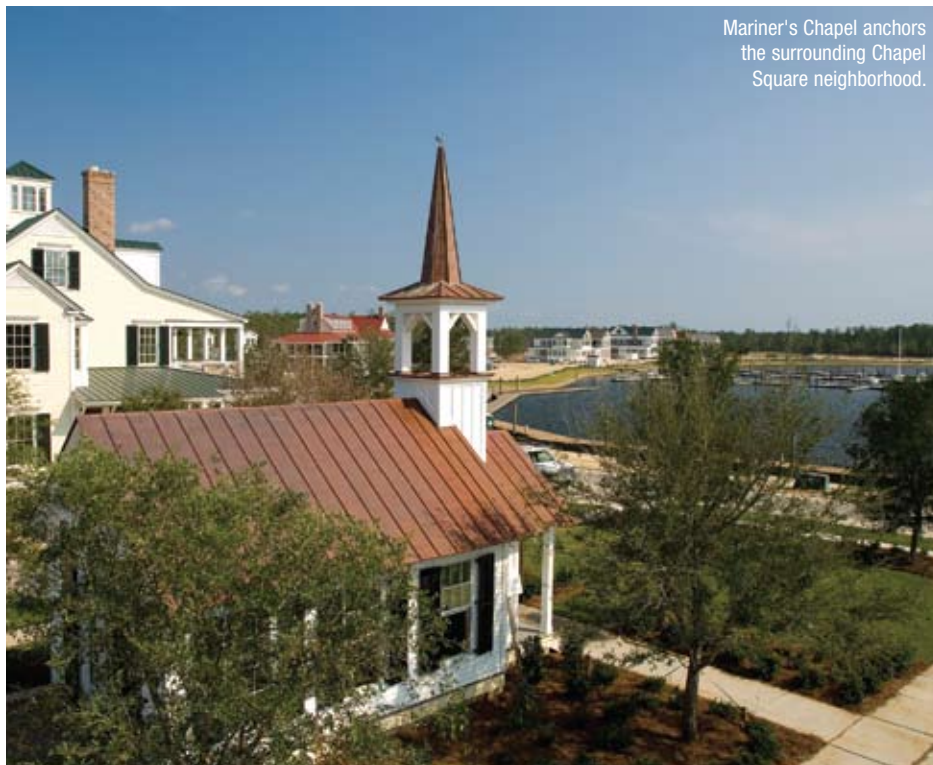
Residents of The Row at River Dunes will enjoy unlimited views of Grace Harbor and the waters beyond.



Adjacent to the Harbor Club, The Crew's Quarters will offer cottage-style accommodations for guest boaters, friends and family of River Dunes residents.



Attention to detail is reflected in every aspect of the homes at River Dunes.



Mariner's Chapel anchors the surrounding Chapel Square neighborhood.

BY KAREN M. ALLEY  
PHOTOGRAPHY BY SCOTT TAYLOR

Spacious front porches with welcoming rocking chairs; light, airy rooms with high ceilings and large windows to let the breeze in; antique solid heart pine floors polished to a warm finish – the classic architecture that characterizes the Southern coast is still prized for its timeless features and beautiful details. At River Dunes, a new community on the Pamlico Sound, the qualities that have allowed the Carolina towns of New Bern, Beaufort and Oriental to stand the test of time were exactly the features that architects, town planners and developers drew from to establish the new traditions of fine coastal living. “We wanted to build a timeless community, one that would be home and waterfront retreat for generation after generation of families,” says Ed Mitchell, president of River Dunes Corp.

The visionaries of River Dunes sought to build a true maritime community. Residents enjoy luxurious private homes and a village filled with shops and markets, a chapel, a post

office and a health and wellness facility. The private 400-slip inland harbor is equipped with every boater's needs, and it's all in a location with unequaled access to the pristine waters of the North Carolina coast. Situated on a 1,300-acre wooded peninsula on the Pamlico Sound with 14 miles of natural shoreline, River Dunes and Grace Harbor allow residents deep-water access to the Intracoastal Waterway, as well as the Neuse River and Broad Creek.

To help bring this vision to life, River Dunes turned to Historical Concepts, an Atlanta-based architectural firm dedicated to the concepts of traditional architecture and classical design. Harbor Village, the center of activity for the River Dunes development, was designed by Historical Concepts with a coastal flair that blends the best of Southern Low Country and Tidewater architecture. “We wanted to create a real town, one that would endure and be vital a hundred years from now,” says Jim Strickland, president of Historical Concepts.

The neighborhoods of River Dunes will draw inspiration from the established architectural styles of the Harbor Village. A compre-

hensive architectural review process completed by professionals guarantees the integrity and sustainability of homes and amenities throughout the life of the community.

More than 600 homes will eventually make up the community, with several different neighborhoods and a variety of choices in home styles and water views. From estate-size Broadwaters homesites that offer privacy with spectacular views to the stately channel homes along the Harbor's entrance and the Tidewater-style homes and cottages in Harbor Village, diversity in size of homes and lots will help create the authentic coastal community feel of River Dunes.

Currently there are approximately 25 homes that have been built or are under construction. These homes are constructed with modern products well-suited for a coastal environment creating a timeless look and maintaining the historical style of the neighborhood. Unique features of the homes include spacious wrap-around double porches, inside and outside fireplaces, custom woodworking, architectural windows, working shutters, exterior gas lighting, and gourmet kitchens.

All of the houses in River Dunes will be fully

equipped with modern amenities, making life on the coast both convenient and enjoyable. Thanks to a partnership with Embarq, every home in the community will be able to take advantage of the most advanced bundled fiber-optic capabilities, including high-speed Internet and digital cable television.

The beautiful architecture, unique location and luxury amenities are among the reasons *Coastal Living* magazine chose River Dunes as the site of the 10th Anniversary Idea House. Opening in mid-September, this harborside home showcases the finest interior design and architecture, building materials and innovative features.

River Dunes allows for the ultimate in luxurious coastal living, offering distinctive neighborhoods with beautiful, classic homes that provide the perfect family retreat. With a 400-slip inland basin marina, every boating amenity, and the convenience of the Harbor Village, River Dunes is truly a self-contained paradise for any boat lover and a perfect home port after endless adventures on the water.

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