



Children enjoying the Mixson Pool.

NORTH CHARLESTON'S MIXSON

LOCATION,
AMENITIES
MAKE IT A
DESIRABLE
PLACE TO LIVE

By Holly Fisher

most livable neighborhoods. Started by The I'On Group, the community has changed hands over the years, but developers and builders have worked to maintain the original vision of a community with easily accessible parks, restaurants, shops and recreation.

“Mixson is based on the principles of traditional neighborhood design — walkable and livable with diversity of product and of the people who live in the community,” said Mark Lipsmeyer, Stanley Martin’s division president for Charleston.

For more than a decade, the Mixson community in North Charleston has been evolving into one of the area’s



View down Mixson street.



Mixson Racquet Club.



Mixon Market.

Stanley Martin is the project's current developer, working to complete the build out of Mixson by 2021. The 50-acre development boasts a variety of home designs and features, both single-family homes, apartments and townhomes. Spacious porches and balconies overlook the parks and greenspaces dotted throughout the development.

Attention to detail is a hallmark of Mixson, such as orienting homes to take advantage of park views and natural breezes, Lipsmeyer said. "It's just a wonderful place to be."

A home for everyone

Mixson has a total of 254

home sites with several homes still under construction or available for purchase. Most homes are in the high \$200s to mid-\$400s, making Mixson a more affordable community.

"The price of the home and quality of home you get from Stanley Martin, it's a great value considering the place you live and the proximity to everything in the area," Lipsmeyer said.

Boutique builder New Leaf Builders is finishing its piece of the Mixson neighborhood — "eight row houses that give would-be residents a more urban offering," said Adam Baslow, partner with New Leaf Builders.

The floor plans have a two-car

garage with extra space that can be finished as a home office or an extra bedroom and bathroom. The homes sit on smaller lots and range from about 1,700 to 1,900 square feet. This section of homes will have its own property management association to cover maintenance, such as pressure washing and landscaping.

It's perfect, Baslow explained, for people who don't want to spend their weekends doing home maintenance projects.

He touts the community's unique product offerings and carefully crafted design. "It's very appealing," Baslow said. "It's not a traditional neighborhood design."



Bathroom at Mixson model home



Kitchen at Mixson model home.



Master bedroom at Mixson model home.



Living space at Mixson model home.

Leave the car in the garage

With all of Mixson's amenities, residents can plan an active weekend without ever getting into their cars.

The Mixson Club has a swimming pool, yoga studio, exercise facility, bocce ball court and badminton courts. Lounge by the pool or rent one of the 10 cabanas complete with drink service. The Mixson Club also hosts monthly events and activities.

Mixson's extensive park system makes it easy for kids to ride their bikes or residents to walk their dog to the onsite dog park. "Residents aren't more than a 5-minute walk to a park," Lipsmeyer mentioned.

The community also has the Mixson Market, where residents can pick up a few staples or a hot sandwich and a cold craft beer. Now, LOCALS, a sports pub well known to Mount Pleasant residents for its sushi has opened a second location at Mixson. Emphasizing this newest addition, Lipsmeyer said "it's a big hit for the neighborhood."

Park Circle, North Charleston's trendiest space is a just a few minutes away from the community, giving residents access to restaurants, a coffee shop, shopping, wine bar and a local brewery. A weekly

“
“Mixson is based on the principles of traditional neighborhood design – walkable and livable with diversity of product and of the people who live in the community,”

- Mark Lipsmeyer

farmers market along with a variety of education and youth recreation offerings make it appealing to families with children. Plus, Mixson is in the heart of the Charleston area,

close to the airport, Interstates 26 and 526 as well as a few minutes from downtown historic Charleston.

Fulfilling a vision

As the community grows closer to completion, it's easy to see the vision The I'On Group brought to the area all those years ago. "You can finally see what the community is really going to be," Lipsmeyer said. "It's a vibrant, exciting place to live."

Somewhat ahead of its time when the first homes were built there in 2007, this idea of a community where residents can access entertainment and recreation without getting into their cars is now a key component of many Lowcountry developments.

Baslow expects to see more of these urban plans in a suburban environment — particularly as land prices rise and traffic congestion increases.

"When you're home, you're home and you don't have to leave," he said.

Not *just* a Mortgage.

Great rates with exceptional service.



L to R: Kevin Brooks (NMLS# 204134), Joann Terrell (NMLS# 474243), George Smythe (NMLS# 607895), Reece Wrenn (NMLS# 210790), Bobby Medlin (NMLS# 659244), Cassandra Padgett (NMLS# 414431), Laurie Holscher (NMLS# 607889), Benjamin Black (NMLS# 474245)

When making the biggest purchase of your life, you deserve a partner you can count on.

At South State Bank, we know buying a home is one of the largest investments and most important decisions you'll ever make. We offer a variety of financing options, and you can count on us for flexible solutions and exceptional service. From application to closing, we're here every step of the way. **Let's get moving.**



SouthStateBank.com / (800) 277-2175

All loans are subject to credit approval.
South State Bank NMLS ID# 401262. Member FDIC.

