

The Triad's Complete Map Guide to New Home Communities

TRIAD NEW HOME GUIDE



Arden Homes *Building Lifestyles*

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Building Lifestyles

Milt Rhodes, Principal Planner with Arden Homes, is a hands-on kind of developer and one that cares about community and people. Case in point – when leading a short tour through Welden Village recently, he was stopped by a new home owner who had some concerns with her new community. Instead of looking at his watch like most on a schedule would do, he

stopped and listened. His care for the homeowner transcended that of many developers of new home communities – it highlighted the importance of being a good neighbor and creating community.

After a short conversation, the homeowner was laughing and it was clear Rhodes had solved a problem. He also quietly made plans to introduce the new homeowner to other

neighbors.

This is but one distinction that sets Welden Village apart from most planned developments.

Rhodes grew up in the West End neighborhood of Winston-Salem, and the importance of community was instilled in him as young boy, making the concept behind Arden Homes and communities like Welden Village a natural fit.

ARDEN HOMES COMMUNITIES

Greensboro

The Farm at Cedar Hollow

Homes from mid \$600's-\$700's

For appointment:
336-392-5945

Winston-Salem

Cottage Hill

Homes from \$500's

For appointment:
336-817-9305

Juniper Glen

Homes from \$400's

For appointment:
336-817-9305

The Terrace at Chatham Lake

Homes from \$900's

For appointment:
336-682-6822

For more information about Arden Home communities:
www.ardenhomes.com • 336-659-9503

Decidedly Different

What's so special about Welden Village? Plenty. The walkable neighborhood is founded on Traditional Neighborhood Development (TND) principles but Rhodes and his team takes the concept of traditional and turns it on its head with modern, urban concepts that give homeowners choices, convenience and a healthy lifestyle.

The master planned development with 400-plus acres is situated in Kernersville, a growing town that is often called the heart of the Triad. Making life easier is part of the plan and the development includes Carrolton Crossing, an office park, a new Cone Health health and wellness facility (the initial phase opened in September) and a young dentist starting his practice (Welden Village Dental). Just across the street is Bishop McGuinness High School. More tenants will be added to the roster over time with a bent toward office space, retail, food/beverage concepts, with a grocery store as an anchor.



Welden Village—Three Neighborhoods and Many Boroughs

Welden Village homes are inviting to any lifestyle and offer inclusivity, choice and diversity to a broad range of residents who are professionals, college student and retirees, all living in the same community. Unlike a conventional subdivision, made up only of single-family homes of one size or price point, Welden Village offers multiple choices of apartments, rowhomes, twin homes and single-family homes, ensuring that everyone has a seat at the table if they want it. Welden



Favorite amenities at Welden Village: Zero-entry resort pool, front porches, hillside fire pit and parks, and pedestrian-friendly neighborhoods.

ARDEN HOMES COMMUNITIES

<i>Clemmons</i>		<i>Kernersville</i>		<i>King</i>	<i>Mocksville</i>
Havenbrook	The Terrace at Meadowfield	Southgreen at Welden Village	Welden Ridge at Welden Village	Gentry Farm	Providence Place
<i>Homes starting at high \$400's</i>	<i>Homes starting in mid \$300's</i>	<i>Homes starting in mid \$400's</i>	<i>Homes starting in low \$400's</i>	<i>Homes starting in mid \$400's to - \$600's</i>	<i>Homes starting in low \$400's</i>
For appointment: 336-409-0724	For appointment: 336-817-9305	For appointment: 336-991-8273	For appointment: 336-991-8273	For appointment: 336-409-0724	For appointment: 336-682-6822

Village currently has 9 active phases with many more planned.

Eastover Park was the first borough of the Village that started in 2015 with the first single-family home sold in 2017. More than 250 single-family homes have sold since, along with the construction of 240 apartments.

Currently Arden Homes is building out the boroughs of *Springvale Hill*, *Welden Ridge* and *Southgreen*. The homes in Welden Village feature modern design with traditional touches such as large front porches and garages accessed via hidden rear alleyways. Springvale Hill, the newest phase, includes both rowhouse style townhomes and cottage homes within a walkable block and street network.

Welden Ridge is a community of twin homes with features that homeowners seek in traditional single-family homes. Home plans are customizable with garages and an optional second floor bonus room. Southgreen offers 9 different and unique customizable floorplans up to 2,987 square feet with the same attention to detail showcased throughout Welden Village.

Activity and construction is ongoing at Welden Village with a strong occupancy ratio. Rhodes projects that the development will have close to 2,000 homes when it is completed.

Pedestrian Design Elements

At Welden Village, a walkable community with sidewalks and quiet streets are at the forefront of planning, along with other amenities that enhance life. Features such as large front porches, garages in the rear or on the side are design elements that encourage prioritizing people and support a healthy and active lifestyle, and an overall higher quality of life.

Pedestrians are prioritized at Welden Village with a network of paths, sidewalks, streets and lanes suitable for pedestrians, cyclists and cars. Life is easier with walking, biking or driving to places within their neighborhood.



Milt Rhodes at Welden Village

It is easy to walk through the entire village in a few minutes. Rhodes pointed out apartments that are integrated seamlessly throughout the property among single-family homes and row houses (town homes in a row), and not isolated which is the norm in many developments. The newest apartment building features an elevator and larger floor plans than most. He points out garden apartments with landscaped yards with a front facing the street. The design like everything at Welden Village is intentional. “We want to get people talking to each other,” said Rhodes. “We think that chance meetings on sidewalks are important.”

The pedestrian lifestyle is front and center with stand-up curbs instead of traditional rolled curbs that cars can easily “rollover” onto sidewalks. The design encourages on street parking for guests and it is safer for children. Another intentional detail are streets that are designed to be short, preventing cars from accelerating. “These design elements are intentional,” said Rhodes.

“This concept was conceived with the vision of de-emphasizing cars with garages in small alleyways behind homes and emphasizing front porches that are close to the sidewalk to encourage interaction with neighbors,” said Rhodes. “It is how many people

used to live and we’ve found that a lot of people still prefer it today.”

Design Options

Rowhome offerings are unique with different size options and floor plans available. Rhodes pointed out that in the same building one dwelling is 2,400 square feet and next to a two-bedroom rowhome that was 1,700 square feet (with several other sizes and configurations flanking those dwellings). The rowhomes are fee simple, meaning the resident owns the “dirt in their yard,” unlike the condominium concept more conventionally provided.

Garage doors may be found on the front of some single family homes but a growing number of residents prefer the more urban approach with alleys and garages to the side or in the rear of the home. Safety is a factor in the design for some along with the traditional aesthetics.

For others, a stand out feature of Welden Village is the porch or stoop choice. It is rare for a community to offer homes with porches next door to homes with stoops. Rhodes stated, “These porches are designed to function as an outdoor room” by allowing for outdoor furniture to fit comfortably, creating another viable and enjoyable living space. “We give people a choice with porches or not,” said Rhodes. “Porches are expensive but add a lot to a home as it become extra living space.”

The Extra Touch

Community amenities are phased in such as the zero entry resort style pool at Creek Club. “We had the pool open by the time the 100th home was built,” said Rhodes. “We focus on having critical mass as a planning principle,” he added. The pool season runs longer than most – from early spring to mid-fall. There is also a large covered porch surrounding the initial club house building and a large terrace at the Creek Club facility which is located in the Springvale Hill borough, and

located just a short walk away from most homes in Welden Village.

Other amenities like the Hammock Park, a Dog Park, children's playground and a walking/nature trail make life sweet for homeowners who want to engage in an active outdoor lifestyle. Every October, green space called Founders Square is the scene of an annual event – Picnic in the Park.

The event draws in more than homeowners - locals in Southern Kernersville come out bringing attendance to around 600. The added features of a Farmers Market, live music and plenty of food trucks make it a good time for all. Picnic in the Park is also an indirect marketing tool that has brought in new home sales. "After all, nothing says community like having a good party," smiled Rhodes.

The Arden Touch

Arden Homes is known for working with customers to personalize their new homes, and likes to find ways to fit custom

touches in wherever possible.

With a strong sense of community at its core, the talented team has earned a reputation for building beautiful neighborhoods that elevate the ones surrounding them - and move residents toward the future. With over three decades of experience, Arden Homes offers a wide variety of personalized designs to accommodate each unique homebuyer, working diligently to build houses that always provide a warm welcome. In addition to Kernersville, Arden Homes is building throughout the greater Winston-Salem and Greensboro communities including the towns of King, Mocksville, Clemmons, Lewisville and others.

The Terrace at Meadowfield is a new addition in Clemmons. This community has 77 low-maintenance homesites, perfect for those seeking a peaceful and easy lifestyle. The Terrace at Meadowfield offers two twin-home plans with a variety of customizable options. With a low-maintenance lifestyle, homeowners enjoy their

home without the added stress of upkeep. Starting in the mid \$300's The Terrace at Meadowfield offer open concept layouts and are both functional and spacious. This community is an excellent option for those seeking a new home with comfort, convenience, and customization. The community is set to start construction in Fall 2023.

The **Gentry Farm** community lies on the outskirts of King, only minutes from town - with the convenience of city amenities and a rural ambiance. Homeowners can enjoy large lots with sidewalks throughout the community, tucked away and surrounded by mature trees. The community of half-acre lots has eight all-brick home plans to choose from. Gentry Farm is less than five minutes from downtown King, its amenities, and approximately fifteen minutes from Winston-Salem. With convenient access to Mount Airy, Pilot Mountain, Winston-Salem, and Greensboro, King is an excellent place to call home. Gentry Farm is priced from the mid \$400's and up.



Left to right: Aaron Lange, Dylan King, Jyl Penrod, Justin Mendenhall, and Milt Rhodes on a front porch at Welden Village.

Meet the Team

Aaron Lange, Director of Operations—Aaron has an extensive background as a land acquisition manager, community manager and other roles in the building and construction industry. When Aaron is not busy as the DOO for Arden Homes, he is representing the industry as the First Vice-President and Treasurer for Home Builders Association of Winston-Salem.

Dylan King, Sales Representative, Welden Village—Dylan's main role in the success of Welden Village is to educate and showcase the beautiful neighborhood of Welden Village to future homeowners. With many years of real estate experience added to the passion he has for this neighborhood, Dylan is eager to meet with folks to explain why Welden Village is the right choice for a new home. In Dylan's free time, he can always be found spending time with his wife and 5 wonderful children.

Jyl Penrod, Design Coordinator—Jyl is an interior designer with years of experience in new construction and model projects. She enjoys curating charming and inviting environments by using a personal approach to each design project. Jyl graduated from Weber State University with a B.S. degree in Interior Design.

Justin Mendenhall, Project Manager—Justin has extensive experience in home-building, land acquisition and construction management within the Triad area. Building quality communities and homes in the Triad has been a passion of his for over two decades. During his time away from work he enjoys spending time with his wife and four children.

Milt Rhodes, Principal Planner—Milt is an experienced planner with a long history in design and development of walkable neighborhoods, mixed-use developments and community design. Milt has a Master's degree in Architecture with a concentration in Suburb and Town Design from the University of Miami. When not at Welden Village, Milt likes to spend as much time as possible enjoying live music and doesn't mind a bit of travel to get there.