

# *Finding your way* **“HOME”**

Volume I, Issue I

July 2009

## *From the Desk of Bob Hecht*

Welcome to the inaugural issue of “Finding Your Way Home” presented to you by Hecht Development!

Since 2002 we have developed residential communities in the Lake Norman area, along with Hecht Properties and want to share with you where we are and our plans for the future. You may be familiar with some of our communities, such as StillWater and LakeWood in Lincoln County and BayCrossing in Iredell County. These three communities received a lot of interest and currently there are only 2 lots left overall from those three, in BayCrossing.

At Hecht Development, our goal is to create communities that we can be proud of, proud to represent and be a part of as they grow from just vacant lots into neighborhoods where folks can call home. Attention to detail at the entrance shows when you first enter the community with the road layout designed to preserve certain natural features and showcase the property, to restrictive covenants and architectural guidelines to help protect your value. Our objective is to drive through years from now and be proud of what we had a hand in creating!

We offer communities where you can buy your own lot and bring your own plans and builder, communities where we have featured builders and homes under construction to choose from as well as specific plans to make the building process easier. Just tell us what you are looking for and we will see how we can help you.

Our communities are presented through this brochure, as well as information on our newest loan program to feature lot loans at 3% interest! Please take a look inside and visit [www.hechtdevelopment.com](http://www.hechtdevelopment.com) for more details!

Thanks for reading!  
Bob



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# *Our Mission at Hecht Development*

To create quality communities which we can be proud of. We begin with the end in mind, and have a vision of what we want the community to look like years from now when all the construction is over and a neighborhood has evolved. We look at how the roads should look, where the curves should be, lot sizes and special features we want to preserve, how each lot is situated and the view from each. We look at privacy opportunities for the houses to be built, the yards and recreational areas to be created with each house. Our goal is to be proud of our creation ten, twenty years from now and longer.

The development business, handled correctly involves much more than just asking a surveyor to take a plat and draw roads and lot lines. We research the septic suitability of each lot and in most cases obtain a septic permit for each lot, which we have for the buyers when they choose their lot. We work with the county and state to insure all zoning and other regulations are followed correctly.

Our entrances create a signature for each community. The community entrance should be both attractive and something a resident would be proud to bring their friends and family through, and a statement which causes a prospective buyer to stop and take a drive through. This involves careful planning with the monuments, as well as the landscaping and trees and the irrigation to keep everything looking green year-round.

Covenants, Conditions and Restrictions should serve to protect and preserve the values created by the owners' houses while not being so restrictive as to limit creativity, and we spend a great deal of time for each subdivision. The Architectural Review process, where applicable is designed to complement the restrictive covenants and insure quality through the community.

To stay in business, we have to make a profit. But the community itself has to come first and if designed properly and marketed properly our community will be successful both for Hecht Development and for our owners and that's the ultimate goal.

## *Contact Information*

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Hecht Development Office  
704-489-1183 or 704-809-2500  
info@hechtdevelopment.com

New Homes Division  
704-809-2501  
newhomes@hechtdevelopment.com

[www.hechtdevelopment.com](http://www.hechtdevelopment.com)

Covenants, Conditions and Restrictions, Architectural Guidelines, Plats and Videos available online on our website.

**3%**

# **Lot Loans**

**payments less than  
\$180 a month\***

**Only Hecht Development takes you back to the  
days when Bell-Bottoms ruled and Elvis was King!**

**Kerns Meadow    Autumn Woods  
Stoney Ridge    James Plantation**

**It's a groovy deal, but restrictions apply.**

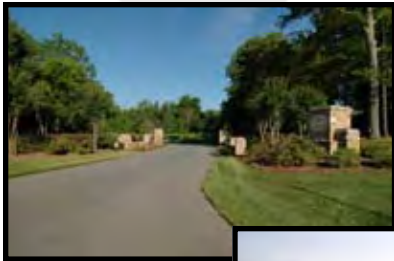
**Dial us up or e-mail for details.**

\* Based on \$100,000 lot, with 20% down

**HECHT**  
**Development** 

**704-809-2500**  
**hechtdevelopment.com**  
**info@hechtdevelopment.com**

## *Kerns Meadow*



Located less than two miles from I-485 and the Northlake Mall area, this community offers you the feeling of a private country estate while affording the convenience of city living! Only 12 homesites will be offered, with 50% of the land preserved as common open space for the enjoyment of the owners. You will not have a neighbor's house located across the street from you, and rather will enjoy the view of woods or an open grassy meadow from your front porch. Drive through the stone monuments and gated entry, along the winding road and by the barn to find your dream home site!

Please come take a look, bring your own custom plans and own builder; architectural guidelines are in place to preserve the beauty of this community! Home site prices begin in the \$50's.

Please visit [www.hechtdevelopment.com](http://www.hechtdevelopment.com) for plats, our information package, a full copy of our Covenants, Conditions and Restrictions, and our architectural guidelines.

## *James Plantation*

Here we offer large wooded homesites available on the west side of Lake Norman in Lincoln County. The community is less than one mile from the intersection of under-construction Highway 16, a limited-access four lane highway leading toward Charlotte. North Carolina Department of Transportation has this intersection slated to be completed in 2009 and eventually will lead north and south from I-40 in Hickory to I-85 in Gastonia.

Roads are completed with curb and gutter, the entrance is divided with large stone monuments and the winding, tree-lined entrance gives you a great feeling of arrival to this community. Water and sewer are available to each lot, and the developer has paid all tap and availability fees.

Building is not restricted, you may bring your own plans and builder and have submitted for approval.

Lot pricing starts at \$49,900, with lot loans at 3%.

More information is available at [www.hechtdevelopment.com](http://www.hechtdevelopment.com)

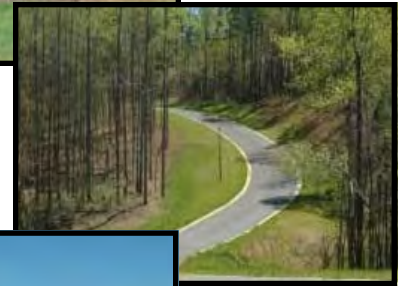


## Autumn Woods

Just imagine driving through the huge stone entrance monuments, hearing the water fountains gushing and looking ahead to your landscaped and treed entrance drive to Autumn Woods with no houses for the first quarter mile. 118 acres with just 50 building sites and sized from one acre to over four acres and topography from level to sloping, plus just a few lots that have with great views of a wooded valley making you feel like the mountains!

The location appears out in the country away from everything and peaceful, but drive just over 4 miles to four lane Highway 16 leading to Charlotte and just a little further to varied shopping, restaurants, banks, etc. It's just a short drive to the Verdict Ridge Golf Course and you can sometimes hear the golfers from your back porch!

Come have your own private estate constructed. Plans to be approved by the Autumn Woods Architectural Review Committee, and bring your own builder. Pricing begins in the \$60s and full information can be found at [www.hechtdevelopment.com](http://www.hechtdevelopment.com).



## Wynswept

Our newest community, set to open in early July! 190 acres of beautiful land in southern Catawba County, with plans for only 130 home sites! The entrance really attracts attention driving along Highway 16, with the stone monuments, white rail fence running along the right of way and extensive landscaping. Roads are in and the sales office is almost ready.

Phase one will feature 45 lots, all but a few wooded with huge hardwoods. Lot sizes are large, with the minimum of  $\frac{3}{4}$  acre. Topo is good with both ranch type lots and some for basements. Lots priced from the upper \$30's and homes will be available from the \$250s.

Just 4 miles north of the intersection of Hwy. 16 and 150, Wynswept is worth the short drive. The new four-lane highway 16 is currently under construction with 2011 for completion into existing highway 16, giving you great access to Hickory and the mountains! Come drive the winding road into Wynswept, drive down the hill and cross the creek and see why we are so proud of this community!



## Bay Crossing

Only two lots remaining in this beautiful community! BayCrossing offers only 105 lots developed from a 150 acre tract of heavily wooded land and located in southern Iredell County convenient to Mooresville and I-77 for access to Charlotte. Roads are paved with curb and gutter, professionally designed entrance and the majority of homesites already improved. Custom homes in the community valued from the low \$400s to well over \$1,000,000 for waterfront.

Lots 53 and 55 are both wooded and slope back to creek at rear of property. Have septic permits for four bedroom home one each lot. Just reduced to \$99,500 each and the 3% promotion will apply with these lots.

Covenants, Conditions and Restrictions along with Architectural Review Guidelines are available at [www.hechtdevelopment.com](http://www.hechtdevelopment.com)



## Stoney Ridge



Only 21 lots will be created from this 42 acre tract of land, with lots of one acre and larger. The topo is varying, to allow for ranch or basement homes, with huge hardwoods to create a great house setting! Just off Highway 150 and less than 5 miles from Mooresville, the location places you right in the middle of the Lake Norman area, and within easy driving distance from shopping, restaurants and services and close to major highway access.

Currently just 7 lots are available and priced from \$69,500 for one acre and with financing at 3%! Come bring your plans and builder and become a part of Stoney Ridge. Please visit the StoneyRidge section of [www.hechtdevelopment.com](http://www.hechtdevelopment.com) for plats and more details.

## *Killian Crossing*

Currently with 46 homeowners, this community has been a success story from the beginning! Situated on the Lincoln County – Catawba County line, just north of the Denver area Killian Crossing offers homes from the low \$300s and home sites from the low \$40's. Grassy Creek Road connects Highway 16 and Highway 150 and makes this area very convenient for travel to the south and Charlotte, to the north toward the Hickory area and the mountains and east toward Mooresville.



Almost 50 acres of preserved land for open space gives Killian Crossing a feel of privacy and a sense of openness and sets this community apart. Roads are completed with curb and gutter and sidewalks allow for walking along the main roadways. Presently, there are just a few builder houses left available, but with new homes starting construction; or you can purchase a home site from the 62 lots available and bring your own custom plans for construction by



For information on Killian Crossing, please visit [www.hechtdevelopment.com](http://www.hechtdevelopment.com) or call 704-809-2501 for our New Homes Division.

## *Acreage*

### *Kerns Road - Huntersville Area*

We have three acreage tracts available in the Huntersville area. Kerns Road is just off Mt. Holly – Huntersville Road and less than two miles from I-485, I-77 and the Northlake Mall area. The area is rural in feel but very convenient to Charlotte and major highways. These tracts are suitable to subdivide into a small community or for your own private estate.

1. 10 acres, heavily wooded and great topography for \$395,000.
2. 11.9 acres, wooded with small stream, listed at \$268,500.
3. 15.75 acres wooded and lays well. This is listed at \$375,000.

### *Kiser Island Road - Catawba County*

Located just off Hwy. 150 near Lake Norman, this 10 acre tract is heavily wooded and in a great location! Designed for an estate, we already have the septic permit for a four bedroom house. Paved road frontage. Listed for sale at \$129,500

# Finding your way

# “HOME”

Lots • Acreage • New Homes • Sales • Development

- 1 *Killian Crossing*
- 2 *Kerns Meadow*
- 3 *Bay Crossing*
- 4 *Autumn Woods*
- 5 *Fairfield Forest*
- 6 *James Plantation*
- 7 *Stoney Ridge*
- 8 *Wyn-Swept*



**HECHT**  
Development 

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