

Single-family and townhouse community is under construction at S.C. 46 and S.C. 170.

BLUFFTON TODAY

Heritage at New Riverside has opened a "discovery center" to show off its upcoming "high-tech" community of single-family homes and townhouses.

Atlanta-based developer Sivica Homes hopes the center will boost sales at the S.C. 46/S.C. 170 development.

"Our new discovery center will demonstrate all that Heritage at New Riverside has to offer," Irene Hall, vice president of marketing for Sivica, said this week.

One attribute the developer is hawking is that the community is "just a stone's throw from downtown Bluffton and only 15 minutes from Hilton Head Island," Hall said.

Sivica, which is developing the similar community Rice Hope near Savannah, says its master plan is based on "new urbanism," a development design that emphasizes pedestrian-friendly streetscapes, sidewalks, green space and a blending of housing types.

Construction of the community's first phase, consisting of 215 homes and townhouses, is under way, the company said.

At buildout, the development will include 905 homes on 365 acres.

Prices range from the \$190,000s to the \$300,000s.

The development will feature wireless Internet technology (Wi-Fi), community parks and clubhouses, a swimming pool, tennis courts, a butterfly garden, bicycle and jogging paths and connections to the Bluffton Linear Trail, Sivica officials said.

Also, the developer promises to include fiber optic wiring and technology bundles.

Connexion Technologies, a fiber optic company based in Cary, N.C., is working with local contractors to install the fiber optic system.

"Heritage at New Riverside truly offers a community for the 21st century," Hall said.

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