



## Pflugerville projects offer unique housing opportunities

### Renters-only Legacy subdivision debuts in 2017

By Carlie Porterfield

Oct. 7, 2016



Pflugerville's first rent-only subdivision—dubbed Legacy—will be open to residents by summer 2017.

AHV Communities acquired the site at the northeast corner of Pfennig Lane and Swenson Farms Boulevard where Legacy will be built. The project will consist of one- and two-story homes ranging from 1,440 to 1,882 square feet with up to four bedrooms.

AHV CEO Mark Wolf said there is “a growing trend” nationwide of rental houses being developed instead of private-ownership properties. Since the 2008 economic downturn, more and more people have turned to renting, Wolf said.

“We saw an opportunity to take it one step further and give people what they really want with like-minded people in a community,” he said.

Wolf said Legacy will consist of 85 homes with on-site management, and residents will have access to a fitness center, pool and clubhouse.

“The unique thing about what we do is marrying the best of apartments with the best of homes,” Wolf said.

Legacy will offer components more commonly found at for-sale homes, such as granite countertops, designer wood-style flooring, walk-in closets, washer and dryer hookups, and ceiling fans. Houses also will include front and back yards.

“[Opening Legacy] was an opportunity for us to provide a better option than what was existing,” Wolf said.

The development will be within proximity to jobs in Georgetown, Austin and Pflugerville, Wolf said. AHV will begin work on a similar 94-unit project in Georgetown around the same time.

Wolf said construction on Legacy should begin by Nov. 1 and, weather permitting, will take five to six months to complete. Once construction kicks off, pre-leasing will begin. Residents must sign a minimum one-year lease.