

# WILLIAMSON A.M. Real Estate

The homeowners that buy here don't want to give up anything. They want the space, historical feel and convenience,"

— Bernie Butler, Brownstones developer



THE BROWNSTONES

## 'BUILT TO LAST'



JEANNE REASONOVER / THE TENNESSEAN

Located at First Avenue and Church Street in downtown Franklin, 21 of the 22 Brownstone town homes under construction are already sold. The first residents should move in this spring.

### No two alike, says developer of 26 luxury town homes in Franklin

By CATHI AYCOCK  
For Williamson A.M.

**FRANKLIN** — The Brownstones are coming to fruition. "We finally have some homeowners poised to move in. Each unit takes a minimum of 18 months to build. When you are trying to build a home that is not only historically accurate, but that will last for 100 years and more, you don't rush," Bernie Butler said.

The development broke ground in the fall of 2005.

Butler owns D9, the group that developed and markets The Brownstones — a development of 26 multi-story town homes located at First Avenue and Church Street that offers luxury living within walking distance to historic Franklin.

Twenty-two units are under construction, and Butler says 21 are already sold. Prices started at about \$1 million.

With units starting at 3,400 square feet, homeowners have plenty of

room to design their dream home.

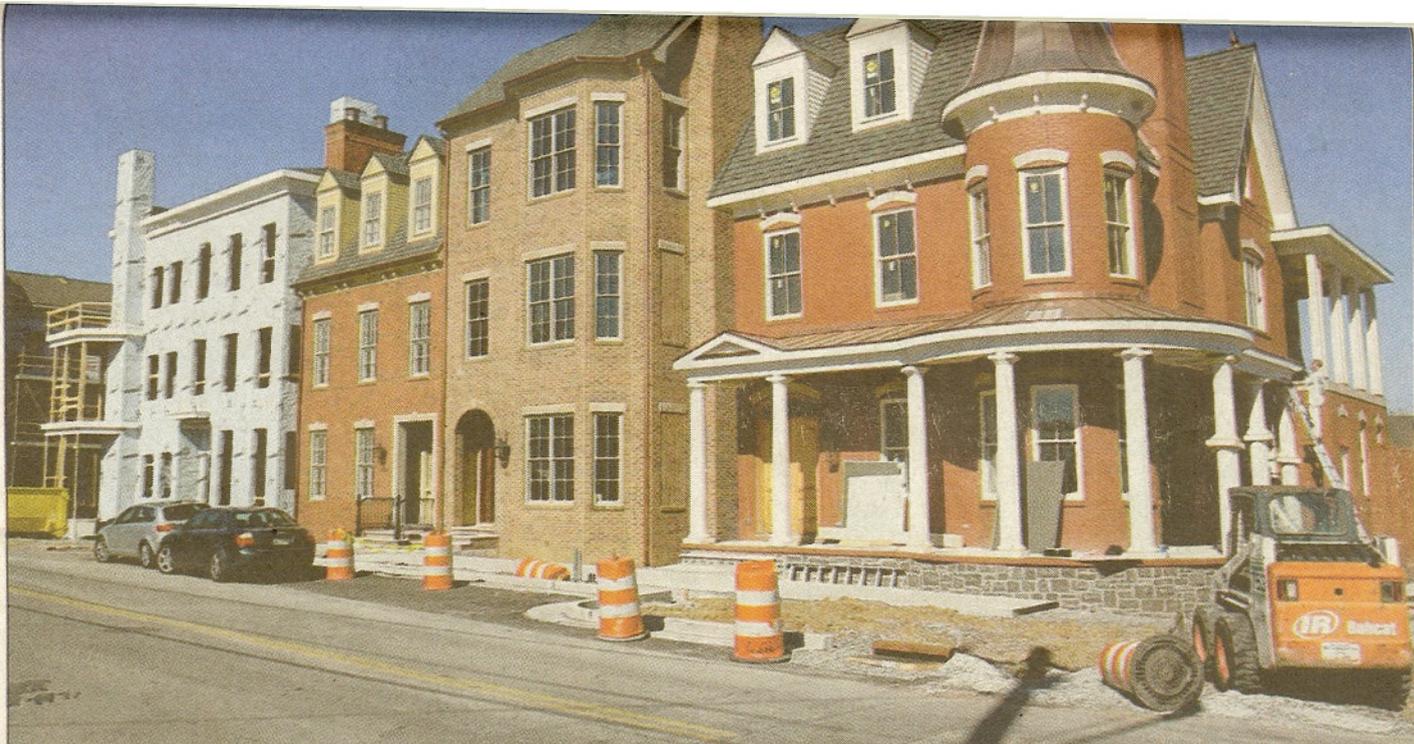
"The largest unit is 6,000 square feet, although one guy bought two units and he will have a total of 8,000 square feet when it is all said and done. The homeowners that buy here don't want to give up anything. They want the space, historical feel and convenience," Butler said.

"Nobody thought people would pay these prices for downtown Franklin when we started. There were just no comps for them. The square-footage cost for these homes is comparable to the nicer homes on West End," Butler said, comparing them to one of Nashville's most established, and expensive, areas.

#### FOR MORE INFORMATION

The Brownstones, at First Avenue and Church Street in historic downtown Franklin, are town homes that range in size from 3,400 to 8,000 square feet. Prices start at \$1,100,000 to \$2,500,000. Each unit includes a two-car garage, is custom built according to the homeowner's design needs. For more information, call D9 Development at 790-2230 or go to [www.d9development.com](http://www.d9development.com) or click on "Brownstones

► Please see **BROWN, 23W**



JEANNE REASONOVER / THE TENNESSEAN

Historic downtown Franklin is a major attraction to buyers of The Brownstones, located within walking distance of the square and Main Street.



JEANNE REASONOVER / THE TENNESSEAN

Each of the kitchens in The Brownstones will be different. "The kitchen is whatever they want. We basically have 26 custom homes being built here," developer Bernie Butler says.

## Brown: Town homes built custom for buyers

FROM PAGE 1W

Butler says that when other developers saw that Franklin could attract the homeowner willing to pay top dollar, they raised prices, too.

"We became a benchmark for everyone. Other developers who were trying to mimic The Brownstones, although not as nice, raised prices \$100,000 once they saw the response."

Those buying into The Brownstones are coming from across town and across the state, Butler said.

"We have a group of people who were in love with downtown Franklin. They wanted to walk to Merridee's and so forth. What they didn't want was the upkeep or renovation that buying an old home downtown entails. The people who

"We have a group of people who were in love with downtown Franklin. They wanted to walk to Merridee's and so forth.

— **Bernie Butler, D9 developer**

in the garage and go to Europe, or their second home out West or whatever. They want to live in a cool spot, without the headaches," he said.

One special aspect of the development, Butler noted, is it not only looks as though it has been in the historic Franklin area for years, but it is built to

**\$5,000**



1600 Kendale Ct., Lot 5  
Glenellen . . . \$799,900



621 Firefox Dr., Lot 525  
Shadow Creek . . . \$638,900

**(615) 371-1544**

or Toll Free:

**888-371-1544**

See More On Line: **WV**

**WINTERSET  
THE PARK &**

**MOVE IN NOW & SAVE**



## WILLIAMSON: REAL ESTATE

## Brown

FROM PAGE 23W

be there for years to come.

"Every unit is built with 2-by-6 constructions instead of the usual 2-by-4. We used steel beams when most developments don't use steel at all. All the masonry walls have an acoustic absorption that absorbs 90 decibels of sound in the common walls. They are built like a fortress. They cost more to build and take longer," he said.

## First resident moves in

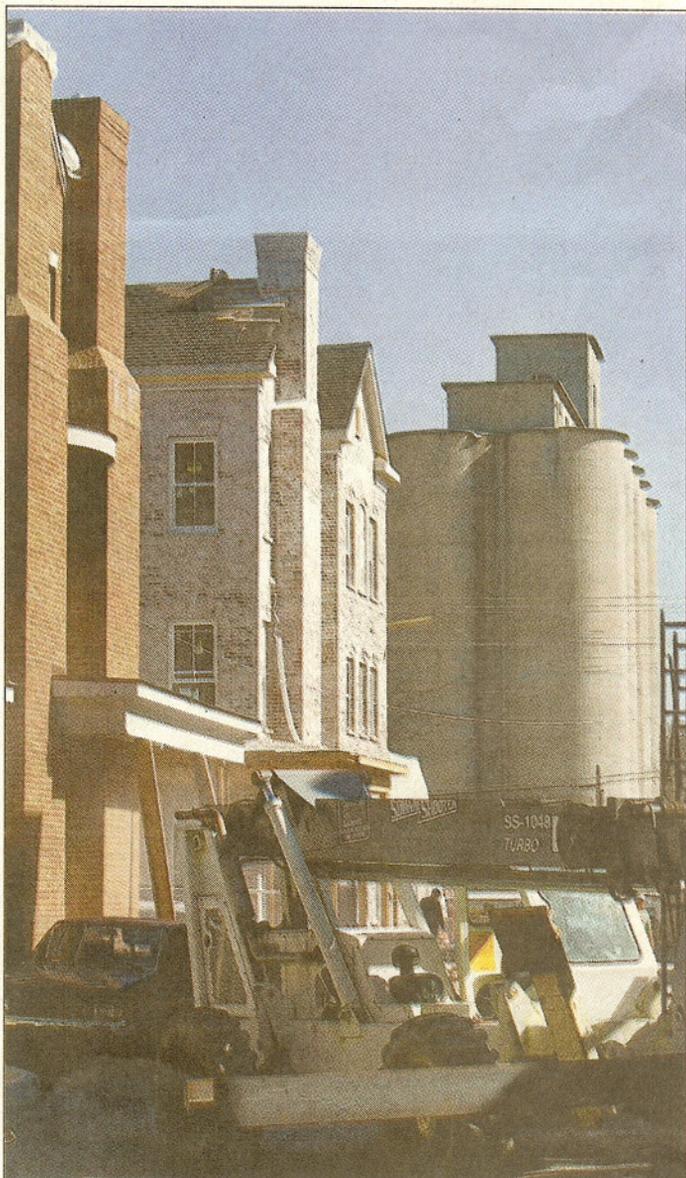
Butler says one homeowner has begun to move in.

"About every two or three months we will have another few homeowners moving in. But because each unit is so custom, that adds to the time it takes to finish."

Each homeowner buys the outside plans, which include elevation, brick and windows. On the inside, they have the option to work with the company architect and design what they want.

"We don't have three floor plans to choose from. They put the bathrooms wherever they want. The kitchen is whatever they want. We basically have 26 custom homes being built here. Nothing will be the same in any two homes," Butler said.

Contact Cathi Aycock at [cathiaaycock@bellsouth.net](mailto:cathiaaycock@bellsouth.net).



JEANNE REASONOVER / THE TENNESSEAN

The Brownstones stand in the shadow of the old Lillie Mills silos.