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AVERAGE \$/SF OF
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96.28%

AVERAGE % LIST PRICE
TO CLOSED PRICE

26.3

AVERAGE DOM OF
CLOSED HOMES

\$1,381,652

AVERAGE PRICE OF A
SOLD HOME IN PREVIOUS
6 MONTHS

HOMES FOR SALE

*Statistics are through 9/8/26

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Active	12035	Olympic Club	3942	4	4	\$1,360,000.00			\$329.78	73
Active	12783	Tom Short	4930	5	4	\$1,250,000.00			\$223.12	42

HOMES UNDER CONTRACT

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Under Contract-No Show	11609	Glenn Abbey	3630	4	4	\$1,295,000.00			\$356.75	2

HOMES RECENTLY SOLD

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Closed	11423	Colonial Country	3642	4	3	\$1,600,000.00	\$1,480,000.00	8/27/2026	\$406.37	19
Closed	5500	Bellerive	3412	3	4	\$1,200,000.00	\$1,225,000.00	8/27/2026	\$359.03	0
Closed	12801	Tom Short	3702	5	4	\$995,000.00	\$990,000.00	8/12/2026	\$267.42	0
Closed	12509	Pine Valley Club	4607	5	6	\$1,630,000.00	\$1,375,000.00	7/27/2026	\$298.46	23
Closed	12414	Three Lakes	4311	5	5	\$1,325,000.00	\$1,325,000.00	7/23/2026	\$307.35	3
Closed	11924	Shoal Creek	4662	5	4	\$1,499,000.00	\$1,495,000.00	7/21/2026	\$320.68	5
Closed	12665	Lindrick	4165	4	4	\$1,145,000.00	\$1,145,000.00	6/30/2026	\$274.91	2
Closed	10841	Congressional Club	3789	4	4	\$1,250,000.00	\$1,150,000.00	6/24/2026	\$303.51	9
Closed	5201	Jupiter Hills	3842	4	4	\$1,300,000.00	\$1,062,000.00	6/24/2026	\$276.42	241
Closed	11624	Glenn Abbey	4047	4	4	\$1,795,000.00	\$1,795,000.00	6/23/2026	\$443.54	6
Closed	12503	Three Lakes	4493	4	4	\$1,900,000.00	\$1,800,000.00	6/22/2026	\$400.62	20
Closed	12035	Royal Lytham	3058	4	3	\$950,000.00	\$950,000.00	6/11/2026	\$310.66	0
Closed	11132	Colonial Country	4049	5	4	\$1,598,000.00	\$1,575,000.00	5/29/2026	\$388.98	11
Closed	12656	Lahinch	3667	4	4	\$1,050,000.00	\$1,125,000.00	5/29/2026	\$306.79	22
Closed	12515	Portmarnock	4333	5	5	\$1,199,000.00	\$1,199,000.00	5/28/2026	\$276.71	3
Closed	12644	Lahinch	3800	4	3	\$1,165,000.00	\$1,150,000.00	5/28/2026	\$302.63	14
Closed	6612	Saunton	3849	4	4	\$1,100,000.00	\$1,100,000.00	5/22/2026	\$285.79	7
Closed	6312	Providence Country Club	3548	5	4	\$1,525,000.00	\$1,560,000.00	5/19/2026	\$439.68	1
Closed	5512	Bellerive	4010	6	4	\$1,435,000.00	\$1,228,000.00	5/1/2026	\$306.23	77

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Delivering Neighborhood Connections
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If you or your child would like to become part of the writing team please email Leda at Leda.newman@n2co.com.



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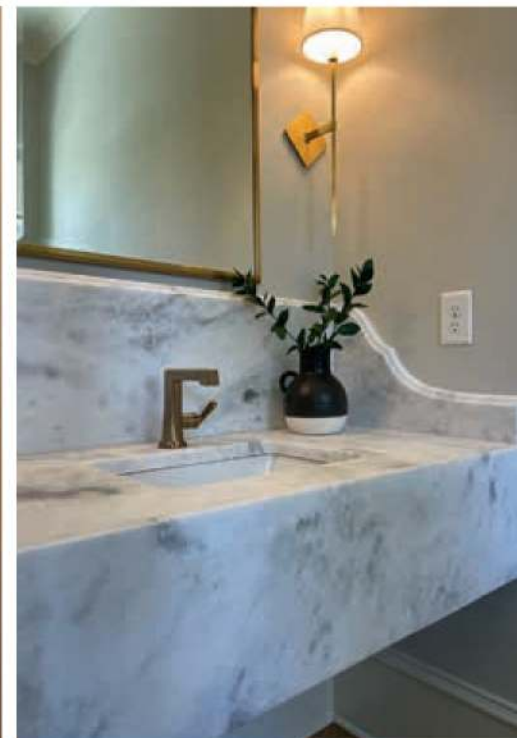


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A NOTE FROM YOUR PUBLISHER

October Musings

Pumpkin patches, porch lights, and the sweet chaos of a season built for making memories.

Somewhere between the first crunch of leaves and the sweet aroma of a pumpkin spice latte, October sneaks up and takes over the calendar. Suddenly there are costumes to plan, pumpkin patches to visit, and apples to be picked and peeled. The holiday season, in all its glittering, list-making glory, has officially begun its slow climb.

It's tempting to treat October like a checklist. Pumpkin patch, check. Costume photos, check. Fall festival, corn maze, hayride, check, check, check. But what if the phone stayed in a pocket a little longer than usual, and something magical happened instead? A kid twirling in a homemade (or store-bought!) costume, or a backyard movie projected onto a bedsheet, nobody rushing anywhere.

That's the trick to this month, no pun intended: loosening the grip on tasks and happenings just enough to actually enjoy them. Take the one photo of the costume. Then put the phone down,

or leave it at home, and watch the rest of the night happen live. Jump in the leaf pile before you bag it up. That memory sticks around a lot longer than the perfectly raked yard. As always, thank you to our residents and trusted *Stroll Providence Country Club* partners for continuing to support this publication and help make this community so special.

Here's to a messier-than-usual October. May yours be the kind you remember, not just the kind you documented.

Leda Newman

Publisher

904-635-0127 • Leda.newman@n2co.com

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Have an idea for a Stroll story? Let's chat! Email me at Leda.Newman@n2co.com



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Chasing the light:

HOW REYNOLDS HILL FINDS HER RHYTHM

Dancer, leader, scholar, neighbor. Meet Reynolds Hill—the Ardrey Kell high school senior balancing a grueling competitive dance schedule with elite ambitions for the future.

IN AN ERA WHERE THE pace of modern life often outruns reflection, **Reynolds Hill** stands as a refreshing masterclass in poise. A senior at Ardrey Kell High School, Reynolds carries the effortless grace of someone who spent her childhood twirling the moment she learned to walk. Today, that innate joy has matured into an inspiring blend of discipline, leadership, and ambition—all grounded right here in the heart of the **Providence Country Club** neighborhood.

For the Hill family, PCC hasn't just been an address; it's been the backdrop of a lifetime. "My family has lived here for 12 years," Reynolds reflects, her warmth immediate. "We moved here right before I started kindergarten, so this neighborhood has really been the place where I've grown up."

It is a full, vibrant home anchored by her parents, her older brother Sully, and a shared, deep-seated devotion to Labradors. The family roster includes 11-year-old Cacky, 7-year-old Johnny Cash, and the newest, chaotic joy: Foscoe ("Fozzy"), a four-month-old Fox Red Lab recently brought into the fold by Sully.

THE DISCIPLINE OF THE DANCE

To know Reynolds is to understand the language of movement. A competitive dancer at the prestigious Miller Street Dance Academy for the past 11 years, her schedule demands a grueling ten hours of weekly training, supplemented by exhaustive weekend rehearsals and a rigorous year-round competition circuit.

Yet, she speaks of the grind not as a burden, but as a privilege. Her dance resume boasts breathtaking milestones—including performing live on stage with **Tony Award winner Sutton Foster**—but Reynolds measures her success in variables far more permanent than trophies.

"One of the things I love most about dance is the friendships I've made along the way," she says. "When you spend so many hours training, rehearsing, traveling, and competing together, your teammates become some of your closest friends. It has taught me discipline, resilience, confidence, courage, and the importance of showing up for the people who are counting on you."

A SYMPHONY OF AMBITION

What makes Reynolds genuinely remarkable, however, is her capacity to lead across multiple stages. Off the dance floor, she channels her focus into maintaining an elite academic record, participating actively in **DECA**, and stepping into the role of Team Leader at the local Sweetwaters Coffee & Tea.



"I actually like staying busy," she laughs, dismissing the notion that a packed schedule is stressful. For Reynolds, structure breeds execution. That execution is pointing directly toward a future dedicated to healing others. Armed with a profound fascination for human movement, she plans to study **kinesiology** in college, with the ultimate career goal of practicing **sports medicine**.

Her inspiration doesn't stem from distant celebrities, but from the very peers she shares her days with. "I really admire my friends," Reynolds shares softly. "We all have different goals and different paths ahead of us, but we genuinely want to see each other succeed. They've taught me how important it is to surround yourself with people who encourage you, challenge you, and believe in you—and to be that same kind of friend in return."

STEPPING INTO THE NEXT ACT

As the threshold of high school graduation nears, Reynolds finds solace and excitement in a favorite quote: *"Don't be afraid to start over. This time, you're not starting from scratch. You're starting from experience."*

Moving away from the familiar comfort of Providence Country Club and the tight-knit community that raised her is a daunting prospect for any senior, but Reynolds views the horizon through a lens of profound gratitude.

"Going to college means so many things will be new—living in a new place, making new friends, and figuring out who I am outside of everything that has been familiar to me," she acknowledges. "There will be a lot that I can't control, but I'm realizing that I'm not really starting over. I'm taking everything I've learned with me. My family, friendships, school, dance, successes, disappointments, and challenges have all helped build me into the person I am."

With a foundation built on absolute dedication and a community cheering her on, Reynolds Hill isn't just stepping into her future—she is dancing right into it.



With a foundation built on absolute dedication and a community cheering her on, Reynolds Hill isn't just stepping into her future—she is dancing right into it.



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THE ART OF GIFTING

A Dream, a Leap of Faith and a Little Favor



Opening a gift boutique had always been a dream for Danielle D'Allaird. After building a successful career in human resources, she took a leap of faith and stepped away from the corporate world to bring that longtime dream to life.

Favor was born from Danielle's love of thoughtful gifting and her desire to create the kind of neighborhood shop she had always wanted to visit -- one where finding something meaningful feels easy, enjoyable and personal. The meaning behind the name perfectly captures her vision:

"fav-or (n.): a gift of kindness, thoughtfully chosen and beautifully given."

The location was especially meaningful. Danielle moved to Charlotte after graduating from Florida State University and has called South Charlotte home for more than 20 years. When it came time to open Favor, creating it in the community where she had built her life felt like the natural choice.

Located in StoneCrest at Piper Glen, Favor is a neighborhood gift boutique offering an intentionally curated mix of well-loved brands, distinctive finds and local favorites. The shop carries gifts

for life's biggest celebrations, everyday occasions and all the little moments in between.

"I genuinely enjoy choosing and giving gifts just as much as I enjoy receiving them," Danielle shares. "Favor brings together so many things I love -- creativity, connection and helping people celebrate the moments that matter."

Although owning a boutique is very different from working in human resources, Danielle has found that the heart of both careers is the same: people and relationships. Her years in leadership taught her the importance of listening carefully, understanding what matters to others and making people feel valued -- skills that now shape the experience she strives to create at Favor.

Opening Favor may have begun as Danielle's dream but bringing it to life was truly a group effort. She credits an amazing circle of friends and family who showed up in a big way to help get the doors open -- and who continue to show up, encourage her and support the business.

"I simply would not be where I am without them," Danielle says. "I am incredibly fortunate to be surrounded by people who believed in me and in what Favor could become."



Danielle feels equally grateful for the incredible women who make up the Favor team -- affectionately known as her "Favor-ites." They share her genuine passion for helping customers find the perfect gift or a well-deserved treat for themselves and bring warmth, enthusiasm and thoughtful attention to every interaction.

"This business may have started as my dream, but it has become something so much bigger because of the team working alongside me and the community surrounding us," she says.

No two days at the boutique are quite the same. A typical day might include unpacking new arrivals, refreshing displays, managing inventory, planning an upcoming event and, most importantly, helping customers. One of the questions Danielle and her Favor-ites hear most often is, "What do you buy for someone who has everything?"

That is where Favor's personal approach shines. Danielle is especially grateful for the trust customers place in her team. Many stop in on their way to a birthday dinner, retirement party, baby shower or other celebration, confident they will leave with the perfect something -- sometimes with only minutes to spare.

"Talk about pressure!" Danielle jokes. "But it is also one of the greatest compliments we can receive. Our customers trust us to listen, understand the occasion and help them find something thoughtful that suits their style and budget."

Whether someone is shopping for a joyful celebration, a meaningful sympathy gift or a simple "just because," the goal is to make the experience feel personal, effortless and never pressured. Complimentary gift wrapping provides the finishing touch, so every gift leaves Favor beautifully wrapped and ready to give.

While helping customers celebrate joyful occasions is always special, some of the most meaningful interactions happen during quieter moments. Helping someone select a sympathy gift, recognize an important milestone or find an item that feels perfectly suited to someone they love is what makes the work especially rewarding.

"I love seeing a customer's face when we find exactly the right thing," Danielle says. "It means so much when customers return and allow Favor to become a small part of their families' celebrations and traditions."

Favor's growth has been rooted largely in genuine word of mouth, something Danielle never takes for granted. Customers have graciously shared the shop with friends and family, and each personal recommendation has helped Favor become part of the broader community.

"We are incredibly fortunate that our customers tell the people they love about Favor," Danielle says. "There is no greater compliment than someone enjoying their experience enough to share us with a friend, neighbor or family member. We are filled with gratitude for every person who has helped spread the word."

That sense of connection is at the heart of the business. Favor was created to be more than simply a place to shop. Danielle wants it to feel like a welcoming neighborhood destination where customers are known, relationships are built and thoughtful service still matters.

The shop's story also includes a particularly special four-legged member of the Favor family. Danielle's beloved English bulldog, Nola, was by her side when the boutique opened. Known for her sweet personality, a touch of sass and her

CONTINUED ►

"Favor brings together so many things I love—creativity, connection, and helping people celebrate the moments that matter."

—DANIELLE D'ALLAIRD



Nola



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 shop locally | celebrate intentionally



curiosity allows Danielle to see the world in a whole new way. She also enjoys finding meaningful ways to give back to the community she is proud to call home.

For anyone dreaming of starting a business of their own, Danielle's advice is to trust your vision, listen closely to your customers and have the courage to take the first step – even when it feels uncertain.

"Building Favor has been more rewarding than I ever imagined," she says. "People may first visit because of what you sell, but how you make them feel is what brings them back."

Neighbors are invited to visit Favor at 7868 Rea Road, Suite F, in StoneCrest at Piper Glen, call 980.207.2195 or follow the shop on Instagram (@favorCLT) to see new arrivals, special events and everyday inspiration for thoughtful gifting.

AT A GLANCE: FAVOR

- **The Founder:** Danielle D'Allaird
- **The Location:** 7868 Rea Road, Suite F (StoneCrest at Piper Glen)
- **The Specialty:** Intentionally curated gifts, local favorites, and complimentary signature gift wrapping.
- **The Mascot:** Nola, the beloved English Bulldog (honored via the front door statue).
- **Connect:** 980.207.2195 | Instagram: @favorCLT

ability to make friends with everyone she met, Nola helped welcome Favor's earliest customers.

Nola crossed the rainbow bridge just a few days before Christmas, but her presence can still be felt at the shop. A bulldog statue stands near Favor's front door and, on beautiful days, doubles as the shop's door holder. It is also the one thing at Favor that is decidedly not available for purchase.

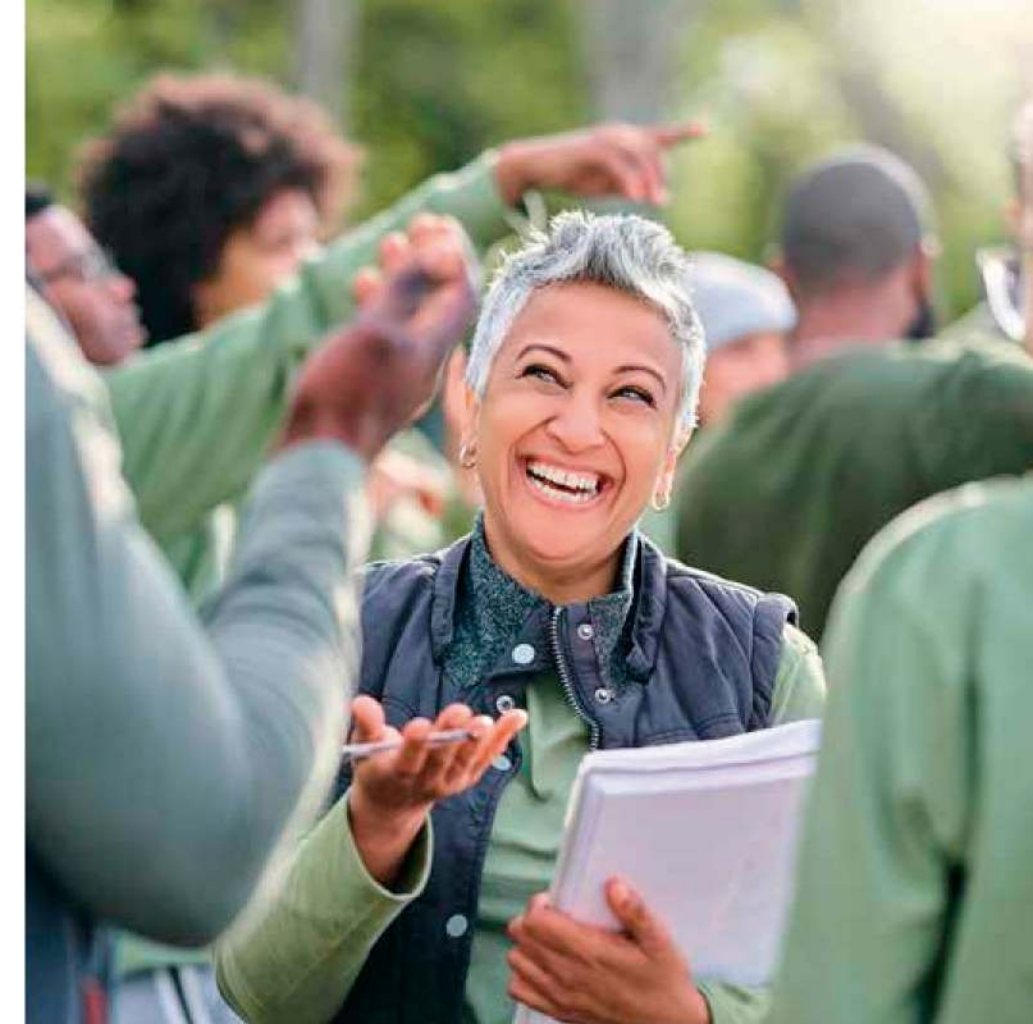
Being part of the South Charlotte community is especially important to Danielle. Favor supports neighborhood schools, charitable organizations, community events and fellow local businesses through donations, partnerships and special events. She believes strong local businesses and strong communities go hand in hand.

When she isn't at Favor, Danielle loves traveling, shopping and spending time with friends and family. She treasures time with her husband and their daughter, Vivian, whose thoughtful

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INSIDE THE 12TH ANNUAL BLOODY MARY'S ON FIVE TOURNAMENT



ON SEPTEMBER 28, 2026, the fairways of TPC Piper Glen buzzed with a distinct blend of competitive spirit, shared memories, and charity. The occasion was the **12th annual Bloody Marys on Five (BMOF) charity golf tournament**, an extraordinary community milestone led by the **Meck South Rotary Club**.

What began as a localized tribute has transformed over the last twelve years into one of the area's most deeply felt philanthropic traditions, **surpassing more than \$500,000 in total historic donations** to the local community.

BORN FROM FRIENDSHIP

The tournament's origin story is etched into the neighborhood lore of hole #5 at Piper Glen. In 2014, the event was established

to honor the vibrant memory of **Steve Baune**, an esteemed Rotarian and cherished friend who lived right along the fifth hole. On Saturday mornings, Steve was famous for texting his inner circle with a simple, celebratory message: *"Bloody Marys on Five!"* True to his word, he would leave a fully stocked table on his lawn so golfers could pull up in their carts and grab a drink as they played through.

Following Steve's passing from cancer in 2014, his fellow Rotary club members launched the inaugural tournament to preserve his name, his generosity, and his iconic hospitality.

A MODERN TRADITION OF GIVING BACK

The 2026 gathering saw golfers return to the manicured grounds of Piper Glen for an experience that honors Steve's precise definition of a good time. BMOF is legendary for its premium, all-inclusive hospitality, providing attendees with breakfast and range drinks, an on-course lunch, an elegant post-round banquet dinner, custom tee gifts, and—naturally—flowing Bloody Marys scattered across the course.

While the atmosphere remained undeniably celebratory, the core mission of the day was deeply purposeful. Proceeds from this year's tournament were channeled directly into three vital community organizations:

- **Families Forward**
- **Feeding Charlotte**
- **Beds for Kids**—an organization Steve Baune supported personally as a dedicated Board member,



and which continues to receive the primary share of the tournament's collective fundraising strength.

GET INVOLVED FOR NEXT YEAR

Though the final putts have dropped for the 2026 season, the momentum for the 13th annual event is already building. Community members, corporations, and golfers looking to carry on Steve's legacy through corporate sponsorships or foursome registrations can view complete event summaries and secure future spots by visiting the official event page at birdease.com/BMO5.

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Coffee with a Cop

Building relationships one cup at a time



Each month, Stroll joins **Coffee with a Cop**, and we would love more of our residents and community partners to come along. We're proud to partner with the Mecklenburg Police Department for Coffee with a Cop! On the second Friday of every month from 9–11 AM, local officers will be at Ballantyne Summit Coffee to connect, mingle, and build meaningful relationships with our community. These gatherings offer a simple yet meaningful way to connect- sharing a cup of coffee while building trust and understanding between Charlotte-Mecklenburg Police Department (CMPD) officers and the neighbors they serve.

Coffee with a Cop creates space for open dialogue in a relaxed setting, where residents can ask questions, voice concerns and get to know the officers who help keep our community safe.

Come show your support and get to know our local heroes.

Where: Ballantyne Summit Coffee, 13743 Conlan Cir, Suite 101

When: Always the second Friday of the Month, 9–11 AM



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Stroll Into Wellness

Highlighting Health and Connection

ON SEPTEMBER 3, the elegant spaces of the **Ballantyne Country Club** hosted a curated evening centered entirely on well-being and neighborhood connection. The signature **Stroll Into Wellness** event brought residents face-to-face with **22 elite local partners**, offering an immersive showcase of the region's finest lifestyle professionals.

Spanning an impressive spectrum from fitness and precision nutrition to boutique beauty, mental well-being, and longevity care, the evening was designed around relationship-building. Residents enjoyed an intimate environment to explore emerging health resources right in their own backyard, establishing trusted connections to guide them through every season of life.

"Strong communities are anchored by meaningful relationships," notes the Stroll editorial team. "Events like this give our partners a platform to share their expertise, while offering families an effortless gateway to optimal living."

The immense curiosity brought by Ballantyne residents, paired with the unwavering dedication of the participating wellness partners, solidified the evening's success. The momentum from this signature gathering continues to illuminate a vibrant path toward a healthier, more connected neighborhood future.

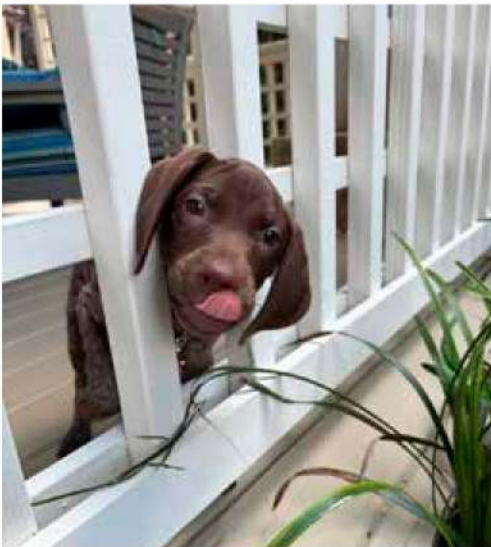
Here's to wellness, community and continuing to Stroll into a healthier future together!



MEET THE MARKS FAMILY PACK!



Katie looking picture-perfect in the shot that won her the October layout for the Southwest German Shorthaired Pointer Calendar.

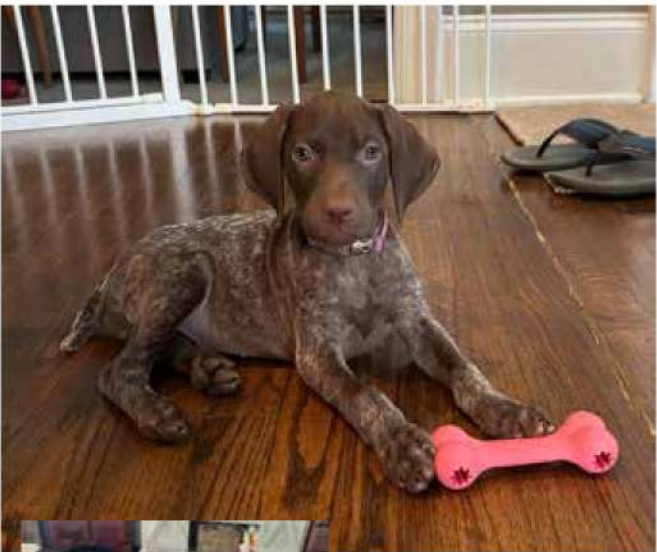


LILY: THE 11-WEEK-OLD FIRECRACKER

- **The Backstory:** Lily joined the family at 8 weeks old from a North Carolina breeder. The Marks naturally picked her because she features three brown spots on her liver-and-roan coat!
- **A Quick Study:** True to the intelligent GSP breed (and their famous “Velcro dog” reputation for sticking close to humans), Lily has mastered sit, come, leave it, bow, shake, and “drop it” in just three weeks. She also has a remarkably keen nose and loves hunting cicadas.
- **Busy Schedule:** Her day kicks off bright and early at 5:00 AM for breakfast and a potty break before heading back to bed. From there, she cycles through eating, napping, and potty trips seemingly every hour.
- **Favorites:** Peanut butter and her squeaky Kong Wubba Hippo toy. Affectionately nicknamed “Lily Muffin,” she loves cuddling in anyone’s lap or staying as close to Katie as possible.
- **Her Inner Monologue:** “Why won’t the big dog play with me? I just want to bite her floppy ears, it’s so much fun!”

FUN GSP COAT FACT!

Did you know German Shorthaired Pointer coats change significantly in their first few weeks? While Lily’s spots were very distinct at 3 weeks old, her white undercoat quickly transitioned to brown, causing those big spots to beautifully blend into her roan pattern!



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PARTNER SPOTLIGHT

FOR ERINN CONNOLLY, the secret to a beautifully curated home isn't just about aesthetic perfection—it's about how a space functions for the family inside it. After transitioning from a successful corporate career to entrepreneurship, Erinn combined her sharp operations background with an innate passion for design to launch **SORT + STORE**. Now celebrating 5.5 years in business, her luxury organization firm serves families across the Charlotte area, orchestrating everything from full-home transformations and seamless move-in unpacking to custom storage solutions.

"We are not simply creating pretty spaces," Erinn emphasizes. "We are helping people create homes that support the way they actually live." Under her leadership, the **SORT + STORE** team approaches every project with a blend of meticulous systems engineering and deep personal empathy, eliminating the judgment and overwhelm that often accompany home transitions.

EXPERTISE MEETS EMPATHY

The hallmark of **SORT + STORE** is a highly customized, turn-key experience. Erinn and her team manage every variable of a project—from editing and sourcing high-end containment solutions to coordinating donations and returns. Rather than imposing rigid systems, they study a family's daily routines to craft intuitive, sustainable layouts.



The ultimate rewards, Erinn notes, are the quiet shifts in her clients' everyday lives. "Some of my favorite moments are when clients tell us, 'My kids actually put things away now,' or 'Our mornings are so much easier.' We are helping people feel more comfortable and confident in their own spaces."

BUSINESS SPOTLIGHT: BEHIND THE BRAND

- The Founder: Erinn Connolly
- The Business: **SORT + STORE** (Celebrating 5.5 Years)
- Services: Whole-home luxury organization, custom storage solutions, relocations, and seasonal resets.
- Favorite Local Spot: Flower Child
- Fun Fact: Erinn played Division I field hockey at Drexel University.
- Pro Business Tip: "Don't be afraid to evolve. Building a successful business is about listening to your clients and being willing to adapt."
- Connect: Learn more and book a complimentary introductory consultation at sortandstoreclt.com or follow their latest transformations on Instagram @sortandstore.



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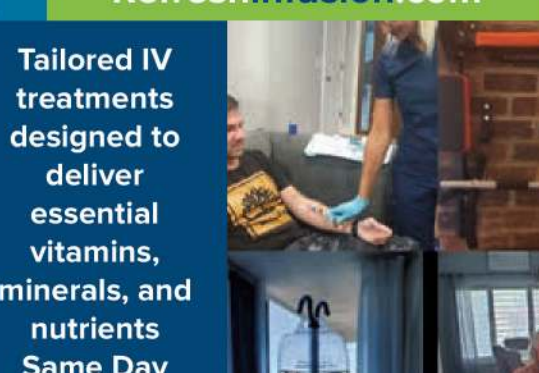
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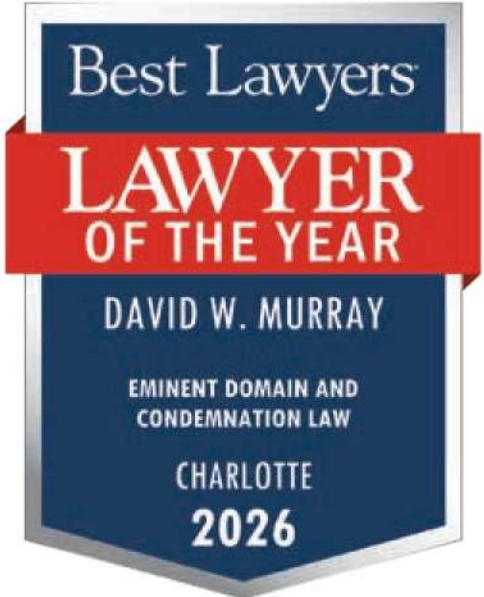
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