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CONTRIBUTORS AT LARGE:

The residents of Baxter Village, we are always looking for residents to follow up on leads, find great stories and send us ideas. Let's celebrate the great things happening in our community! No contribution is too small. Please email phyllis.andrews@n2co.com with your pictures, suggestions, or requests

strollmag.com

Delivering Neighborhood Connections

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# Welcome to the Inaugural Edition of *Stroll The Village*



Dear Neighbors,

Happy September, and welcome to the very first issue of *Stroll the Village*!

There's just something special about this time of year in the Carolinas. Football is back, the kids have settled into their school routines, and if we're lucky, we might even

catch that first hint of crisp air in the mornings. It's the season when neighbors gather on front porches, friends cheer on their favorite teams, and our beautiful community comes alive with fall festivals, tailgates, and time spent together.

That's exactly what *Stroll the Village* is all about.

I'm so excited to introduce this magazine, created exclusively for the residents of Baxter Village. My hope is that each month you'll pour a cup of coffee, settle into your favorite chair, and enjoy getting to know the incredible people who make this neighborhood feel like home.

For more than 20 years, The N2 Company has helped neighbors across the country connect through community magazines that celebrate the people who live there. Every issue of *Stroll the Village* is written by and for the residents of Baxter Village. Inside these pages you'll find inspiring neighbor stories, family milestones, community events, local traditions, beautiful photos, real estate updates, and information from trusted local business sponsors. Together, these stories create something special—a magazine that reflects the heart of our community.

You'll receive *Stroll the Village* every month at no cost, thanks to the generous support of our local business sponsors. I've had the pleasure of getting to know each of them personally, and they're excited to become trusted resources for our community. We are intentional about the businesses we recommend because we believe our neighbors deserve outstanding service from people who genuinely care.

I'd also like to offer a heartfelt thank you to our founding business sponsors for believing in this vision from the very beginning. And to the residents who shared their stories, photographs, and enthusiasm for this first issue—thank you. *Stroll the Village* wouldn't exist without you.

A little about me—I was born in Va, grew up in Greensboro, North Carolina and have called the Charlotte area home for more than 30 years. As the baby of five, family and community meant so much to us and helped our family forge bonds that stand to this day. My husband, Jay, and I are proud doggy parents to two very spoiled pups: Maggie, our sweet, sassy Poodle, and Riley, our fun-loving Labradoodle. They definitely keep us laughing and make sure our home is never too quiet!

One of the greatest joys of launching *Stroll the Village* has been meeting so many wonderful neighbors already. I can't wait to meet even more of you in the months ahead.



With my husband Jay.

This is *your* magazine, and I'd love for you to be part of it. If you know a neighbor with an interesting story, have photos from a community event, want to celebrate a milestone, or simply have an idea for a future issue, I'd love to hear from you. Together, we'll create something that truly reflects the warmth, kindness, and spirit of Baxter Village.

Here's to cooler days, Friday night lights, college football Saturdays, and a wonderful fall season ahead. I'm so grateful to be part of this community, and I look forward to sharing many stories with you.

See you around the neighborhood!

Warmly,

*Phyllis Andrews*

Publisher & Owner, *Stroll the Village*  
(704) 793-8909

PS: I will be asking you to **Save the Date** on occasion. On November 5, there is an upcoming Stroll holiday event, and we would love to have you join us at Zinicola Restaurant in Ballantyne Village. As we get ramped up, stay tuned. Cheers!

Do you have a family member, pet, child, or unique story you'd like to share with the community? Contact Phyllis Andrews at (704)-793-8909 or phyllis.andrews@n2co.com for consideration in a future issue.

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# MEET THE Gafgen Family

*If you ask Jessica Gafgen when she first fell in love with Baxter Village, she'll tell you it happened long before she ever had an address here.*



As a student at Winthrop University, she often found herself driving through the neighborhood, admiring the tree-lined streets, welcoming front porches, and unmistakable sense of community. Even then, she could picture herself raising a family here someday.

"It just felt special," she says. "I always hoped we'd end up here."

However, life had its own timeline. After getting married, Jessica and her husband, Brandon, first settled in Fort Mill before moving to Indian Land to be closer to work. But the dream never changed. Four years ago, just before their oldest child started school, they finally made the move to Baxter Village.

Today, the couple shares their home with their children, Graham, 7, and Graycen, 4, along with two enthusiastic four-legged family members, Charlie and Lucy. Ask them what they love most about living here, and their answer comes quickly.

"The neighborhood is beautiful," Brandon says. "But it's really the people who make it feel like home."



*Jessica would drive through Baxter Village when she was at Winthrop University. "It just felt special," she says. "I always hoped we'd end up here."*

—JESSICA GAFGEN

Ironically, Brandon and Jessica's own love story began much like their Baxter story—close by, but years in the making.

Both grew up on Hilton Head Island just a few streets apart, yet somehow never met. It took mutual friends introducing them during Jessica's senior year of high school for their paths to finally cross. They've been together ever since.

Their days now revolve around work, school activities, community events, and making memories together.

Jessica works in financial planning and analysis for healthcare technology companies, while Brandon helps families find homes throughout North and South Carolina as a Realtor with Assist2Sell. The career change came after becoming a father, when Brandon decided he wanted a profession that offered more flexibility for family life.

"Our kids are only little once," he says. "Being there for them has always been important."

Those kids certainly keep life busy.

Graham, a second grader at Orchard Park Elementary, enjoys tennis, soccer, and First Tee golf. Graycen

CONTINUED ►



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Hanging by the water.



loves dance and is preparing for another year at Miller Street Dance Academy. Most afternoons are filled with practices, lessons, and neighborhood playdates.

And then there are Charlie and Lucy.

After losing their beloved Golden Retriever, Buddy, last year, the family knew another dog would eventually find its way into their home. Instead, they ended up with two.

"They definitely doubled the excitement," Jessica says with a laugh. "The house is never quiet anymore."

Growing up on Hilton Head also sparked the family's love of being outdoors. After spending years on a waiting list for a boat slip, they finally got one, making weekends on the lake one of their favorite ways to relax. Whether they're tubing with the kids or entertaining visiting family, the water has become another place where memories are made.

Closer to home, they're regulars around Baxter Village. The family enjoys riding their golf cart to Starbucks, grabbing brunch at FM Eatery, browsing the local shops, and, according to the kids, making an essential stop at the candy store whenever possible.

*Right after moving in, they participated in the first of many traditions on July 4th. "We looked at each other and thought, 'This is exactly where we're supposed to be,'" Jessica remembers.*

—JESSICA GAFGEN

They also embrace the traditions that make Baxter Village unique.

Christmas is especially magical in the Gafgen home, where four full-sized Christmas trees fill the house with lights and holiday spirit. They never miss the community tree lighting, hayrides, Easter egg hunts, Halloween festivities, or any excuse to spend time with neighbors.

Brandon also enjoys connecting with residents during the Spring and Fall Festivals through his Assist2Sell booth, while Graham participates in Baxter tennis. Jessica quietly gives back by purchasing items from local animal

shelter wish lists, and Brandon proudly supports Cookies for Cancer.

Still, when the family reflects on their favorite Baxter memory, they don't have to think very long. They moved into their home on July 2, completely unaware of what awaited them two days later.

Curious about the excitement around the community center, they wandered over and discovered Baxter Village's Fourth of July celebration. Children chased behind a fire truck spraying water into the summer air while neighbors lined the streets cheering them on.

"We looked at each other and thought, 'This is exactly where we're supposed to be,'" Jessica remembers.

Today, that celebration has become a family tradition, beginning with Music in the Park the night before and continuing through the Fourth of July festivities.

For the Gafgens, Baxter Village has become everything Jessica imagined years ago while driving through its streets as a college student. Only now, instead of imagining a future here, they're living it—one golf cart ride, neighborhood event, and friendly wave at a time.

And if you happen to see them around town, don't be surprised if two happy dogs are leading the way.

Photos provided by Casey Vaughn and Jessica Gafgen

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# Palmer and Millie

*At the Richey's, Millie and Palmer Are Living the Life!*

**FOR THE PAST 12 YEARS**, the Richey family has proudly called Baxter Village home. While they love the neighborhood's beautiful nature trails and easy access to Anne Springs Close Greenway, it's the strong sense of community that makes it such a special place—not just for the family, but for their two lovable pups, Palmer and Millie.

Palmer, a 5-year-old Goldendoodle, came to the family in an unexpected way. Originally belonging to Beth's father, Palmer joined the Richeys when he was just a year old after his playful energy proved to be more than he could handle. Fittingly, Palmer is named after the legendary golfer **Arnold Palmer**, as he spent his first year living on a golf course. Millie, a 3-year-old Australian Labradoodle, arrived as a foster puppy through the Hampton Wildlife Auction. It didn't take long for everyone to fall in love, and the family happily made her a permanent member. Although Millie already had her name when she arrived, the family affectionately calls her "Fort Millie" in honor of their hometown.

The pair couldn't be more different. Palmer is the gentle, affectionate cuddler who adores children and never meets a stranger. Millie, on the other hand, keeps everyone on their toes with her spunky personality and little-sister attitude that's impossible not to love.



Hanging with our peeps.

Whether they're chasing squeaky balls, showing off their impressive obedience skills learned through Carolina Training Dogs with owner Nicole, or politely walking at heel through the neighborhood, Millie and Palmer are always ready for their next adventure. Chicken treats and squeaky toys are favorites—especially when those squeaky toys conveniently interrupt family conversations!

Some of the dogs' happiest moments happen right here in Baxter Village. They enjoy daily walks along the sidewalks

and nature trails, visits to the Pet Piv Beer Garden to socialize, and relaxing outside The Grapevine Wine Bar with their family. Along the way, they make sure to visit neighborhood friends, including Chloe Sherrill down the street, while Palmer never misses the chance to "talk" with Tony and Ezekiel during their morning routine.

One family memory stands above the rest: watching Palmer and Millie experience snow for the very first time. Their excitement made for an unforgettable day filled with laughter.

When it's time to travel, there's no question what gets these two most excited. As soon as the family starts hooking up their Airstream travel trailer, Palmer and Millie know another camping adventure is about to begin.

The Richey family also recommends keeping an eye out for Joe and Kate Reardon's Boykin Spaniels, another wonderful set of neighborhood pets who would make a great future Precious Pets feature.

With their playful personalities, love of adventure, and friendly neighborhood spirit, it's easy to see why Millie and Palmer have become such beloved members of both the Richey family and the Baxter Village community.



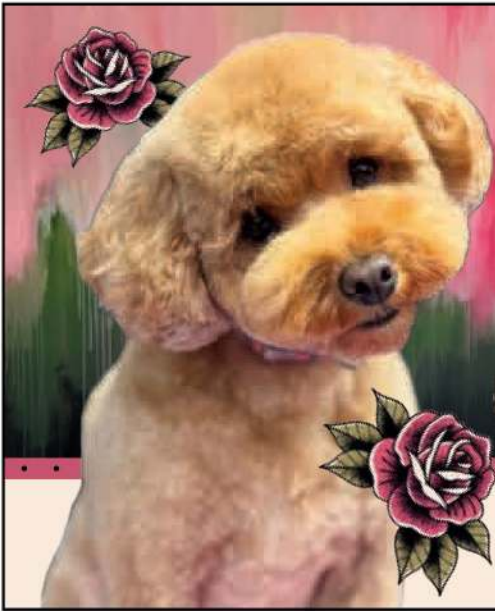
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**PRECIOUS PETS** – If you have a pet and want them to be famous, nominate them for our “Precious Pets” article. Pets are our pride and joy, so let us feature yours! Past famous animals have been turtles, rabbits, birds, horses, dogs, cats, a pig, a lizard, and much more, so have fun with this one!

**RESIDENT RECIPE** – This is where you can let some of your cooking secrets out to the neighborhood! All that is required are the ingredients and preparation advice, but a photo is always nice, too!

**ATHLETE SPOTLIGHT** – Whether you are 1 or 101, a ballerina or a football player, this section is for you! Sports are a big part of most people’s lives, especially in our schools, and we would like to highlight some great athletes from the neighborhood.

**NEW ARRIVALS** – This is a section designed to welcome new babies into the neighborhood, as well as congratulate proud parents and grandparents. Please include basic birth information along with those precious baby photos!

**YOUNG ACHIEVERS** – Parents, do you want another way to recognize or congratulate your kids on their sports, academics, or other activities/achievements? Use us! This should include pictures along with what they achieved. Examples include black belt, honor roll, straight A’s, scholarships, state champs, volunteer

work, graduation, music, theater, or simply telling them you’re proud of them. It’s something they can cherish for a lifetime.

**TRAVEL TALES** – If you or anyone you know has gone on a vacation and would like to share their experience, then this is the place to be. We’ve seen some great photos, so please do share the backstories! This gives your friends and neighbors the chance to feel your experience and see if it would be a good fit for their next vacation. Pictures are always a favorite feature, as well.

**VOLUNTEER SPOTLIGHT** – We want to recognize the hardworking volunteers of the neighborhood. This is a chance to let others know about your passion for an organization and a chance to bring awareness to the cause or mission; plus, maybe your neighbors would want to get involved, too. Giving back to the community is a big deal, and we want to recognize you for it!

## Your Stories, Our Pages

*Calling all Baxter Residents... We want to hear from you!*

Since this magazine is all about you and your neighbors, we want and encourage your involvement! We are looking for several types of articles to be submitted each month, *and we work a couple of months in advance*. Please take a few minutes to get acquainted with the types of articles we normally include. If you have any other article or story suggestions, I’d love to hear from you!

If you or a family member would like to be featured in any of the stories, please call Phyllis Andrews at (704) 793-8909 or email at [phyllis.andrews@n2co.com](mailto:phyllis.andrews@n2co.com).

**PICTURES** – We love pictures! Neighborhood events, parties, graduations, family events, kids playing, holiday gatherings, and more! One of the best parts of your new community magazine is the involvement of neighbors. Pictures are an easy way to help support the magazine, as well as bring smiles to your neighbors and friends. Digital photographs with high-quality capability are the way to go here – the more pixels, the better! Simply send an attachment of the pictures in an email.

**NEIGHBORHOOD NEWS** – Any activity going on in the neighborhood or the surrounding area such as parades, block parties, barbecues, neighborhood clean-ups, social events, book clubs, school picnics, fundraisers, pool parties, or golf events. We want to let you know what events are coming up and highlight events that have taken place!

**MEET YOUR NEIGHBOR** – This is where we get to spotlight one of the neighborhood families or residents each month. Each resident or family can share their story. Popular questions to answer are *How long have you lived in the neighborhood? Where is your hometown? What are your hobbies and interests? What is your passion? What is your career?* If interested, please let us know soon - this one is popular!



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# Wren's Village

## September is Childhood Cancer Awareness Month

When Brandi and Steve Jansen moved to Baxter Village in 2009, they were simply looking for a place to raise their growing family. They rented their first home after spotting a Craigslist listing and quickly realized they'd found much more than a neighborhood—they'd found a community.

The Jansens bought their Baxter home in 2012 while expecting their second child, Wren. Today, Wren is joined by her siblings, TJ, Brant and Stella Joy. But in 2016, when Wren was diagnosed with very high-risk Acute Lymphoblastic Leukemia, the family's world changed overnight.

During Wren's 2½ years of treatment at Levine Children's Hospital, the Baxter Village community surrounded the family with love. Neighbors delivered meals, left gifts and balloons on the porch, and stepped in however they could. Some days, after long hours at the hospital, the Jansens came home to so many coolers of food and care packages they had to clear a path just to open the front door.

"That's when our friends, neighbors and community really became our village," Brandi says.

While spending so much time at the hospital, Brandi met families fighting much more than cancer. Many struggled to afford gas, groceries, medications or time away from work. She realized how fortunate her own family had been to have such an incredible support system—and knew she wanted to help create that same feeling for others.

That inspiration became **Wren's Village**, a Fort Mill-based 501(c)(3) nonprofit founded in 2018. Its mission is to support families facing pediatric cancer financially and emotionally, increase blood donations, raise awareness and help fund pediatric cancer research.

One of the organization's signature programs is **Wren's Wallets**—small unicorn pouches filled with \$250 in gift

### MAKING A DIFFERENCE



Wren with Mom giving blood



Wren Thriving Today



Brandi and Wren with a new look.



The Wallets

**"Wren needed 17 blood and platelet transfusions during treatment. Every blood donation has the power to help write another child's survival story."**

—BRANDI JANSEN



Hospital family photo

**"Our neighbors were there for Wren. Now our community has another chance to show up for children fighting cancer at the 11th Annual Wren's Village Blood Drive on Friday, September 11."**

—BRANDI JANSEN

cards for gas, groceries, meals and even a little fun. Each wallet also includes a current photo of Wren and a message reminding newly diagnosed families that she beat cancer in 2018.

**"Wren needed 17 blood and platelet transfusions during treatment. Every blood donation has the power to help write another child's survival story."**

In addition to Wren's Wallets, the nonprofit provides comfort items for hospitalized children, responds to needs identified by pediatric oncology teams, supports childhood cancer research and hosts community blood drives.

**"Our neighbors were there for Wren. Now our community has another chance to show their support by giving blood."**

The 11th Annual Wren's Village Blood Drive is Friday, September 11, 2026, from noon to 7 p.m. at Village Hall at Baxter Village. Community members can donate through the American Red Cross using sponsor code **UNICORN**.

This August marked 10 years since Wren's diagnosis. Today, she's a thriving 13-year-old who cheers at Pleasant Knoll Middle School, marches with the Fort Mill High School band and enjoys being both a big sister and a little sister—milestones her family once feared they might never see.

"Baxter was our village when Wren was sick," Brandi says. "We created Wren's Village to be that village for other families."

To learn more, visit [WrensVillage.com](http://WrensVillage.com) or email [Giving@WrensVillage.com](mailto:Giving@WrensVillage.com).



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## ROCKING ROLLER COASTERS

*A new wave of amusement parks is raising the bar and the stakes across the country.*

BY NICOLE LETTS



### YOU MAKE THE MEMORIES, WE'LL HANDLE THE DETAILS

Meet Paul Zederbaum, a Fort Mill resident who founded Atlas & Cedar to help busy families turn big travel ideas into thoughtfully planned journeys.



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**WE ARE IN** an amusement park resurgence. Do you feel the need for speed? These exciting new amusement parks across the country might just be the answer you've been (thrill) seeking.

#### Thrillz in Atlanta, Georgia

Opened early summer, this indoor adventure park features 22 distinct experiences, including a 35-foot indoor mega slide tower (the only one in North America), a 40-foot indoor drop tower, a 10,000 square foot soft play jungle gym, and a fully indoor roller coaster. Thrillz is a reason to extend your layover in Atlanta; in fact, it might be worth an entire trip.

#### Kalahari Waterpark in Spotsylvania, Virginia

Once open this December, the African-inspired waterpark resort near Fredericksburg will boast 50+ attractions in 175,000 square feet, making the location the largest waterpark in Virginia. A boomerang-effect raft ride, a four-lane head-to-head racing slide, and a record-breaking water coaster that holds the title of longest in North America make this park unmissable.

#### COTALAND in Austin, Texas

Built alongside the legendary Circuit of the Americas, this new park blends rides, family attractions, and iconic motorsport energy. Attractions include Palindrome, the first infinity shuttle coaster in the U.S. and the only steel coaster to soar over an active road, and Hot Lap, a ride-along on the nation's only purpose-built Formula 1 track.

#### Netflix House in King of Prussia, PA

Your binge-watching era just got a physical address. Netflix House spans more than 100,000 square feet of immersive entertainment. Step into a "Wednesday"-inspired twisted carnival, play nine holes of Netflix-themed mini golf, or go full main character in a Squid Game or Stranger Things virtual reality experience.



### YOUR FAVORITE PARKS, UPGRADED

#### Dollywood's NightFlight Expedition,

the world's first hybrid coaster and whitewater raft ride, takes guests on a 5.5-minute journey through the Tennessee Smoky Mountains at night.

**Kings Island** in Ohio brought back the beloved Phantom Theater as an all-new interactive dark ride with modern animatronics and flashlight gameplay.

#### Universal Studios Hollywood

in California debuted Fast & Furious: Hollywood Drift. Topping out at 72 miles per hour, it's the fastest roller coaster in the Universal Destinations & Experiences portfolio.

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# Key Lime Trifle

*Aunt Phyllis' Key Lime Trifle, Created with Love*

**“Don’t rush it. This trifle tastes even better the next day after the flavors have had time to come together.”**

—PHYLLIS

Hi Baxter Residents,

One of our favorite articles to feature each month is a family favorite recipe from the community. We would love for you to share with us some of your favorite dishes with your neighbors in the future. This is one of my favorites to get us started this month, I created this recipe in honor of my sister Lynn, who passed away in 2025. She loved Key Lime and Trifle, so combining them made sense.

*“Some recipes become traditions not because they’re complicated, but because they’re made with love. Aunt Phyllis’ Key Lime Trifle has been one of those desserts that always has requests for the recipe. Cool, creamy, and perfectly tart, it’s the kind of recipe that’s requested for holidays, reunions, and Sunday dinners alike. Every spoonful is a reminder that the best family recipes are the ones shared around a table filled with laughter.”*

INGREDIENTS

Filling

- 1 (8 oz) package cream cheese, softened
- 1 (14 oz) can sweetened condensed milk
- ½ cup fresh lime juice (about 3 limes)
- ¼ cup key lime juice
- 1 teaspoon vanilla extract
- 1 (24 oz) tub Cool Whip, divided

Graham Cracker Crumble

- 2 packages graham crackers (about 6 sleeves), finely crushed
- ½ cup brown sugar
- 1 stick (½ cup) butter, melted

Reserve about ½ cup of the crumble for the top.

DIRECTIONS

1. Beat the softened cream cheese until smooth. Add the sweetened condensed milk, fresh lime juice, key lime juice, and vanilla. Mix until creamy, then fold in 1 cup of the Cool Whip.
2. In another bowl, combine the crushed graham crackers, brown sugar, and melted butter until evenly coated.
3. Layer in a trifle bowl or clear serving dish:
  1. Graham cracker crumble
  2. Key lime filling
  3. Cool Whip
4. Repeat the layers until all ingredients are used, finishing with Cool Whip. Sprinkle the reserved graham cracker crumble over the top.
5. Refrigerate for at least 4 hours, or overnight for the best flavor and texture.

Aunt Phyllis’ Tip

*“Trifle is so easy to try with different flavors. Experiment and create new tastes for your family.”*

Made with love. Shared with family. Passed from one generation to the next.

We would love to try your recipes. Please send family favorites to [phyllis.andrews@n2co.com](mailto:phyllis.andrews@n2co.com) for possible inclusion in an issue!



## BAXTER VILLAGE

Recent Home Sales

| Address               | Sold Price  | Price / SQ FT |
|-----------------------|-------------|---------------|
| 625 Sixth Baxter      | \$400,000   | \$219.78      |
| 643 District Court    | \$480,000   | \$241.70      |
| 786 Stratford Run     | \$789,000   | \$316.87      |
| 220 Mills Lane        | \$750,000   | \$306.12      |
| 1920 Clark Elliott St | \$1,195,000 | \$307.19      |

| Active Listings        | List Price  | Est Seller Savings* |
|------------------------|-------------|---------------------|
| 4214 Settler Heights   | \$598,888   | \$11,978.00         |
| 905 Stratford Run      | \$1,039,000 | \$20,780.00         |
| 3328 Richards Crossing | \$849,000   | \$16,980.00         |
| 1075 Gardenia Street   | \$1,095,000 | \$21,900.00         |

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Sue Fuller, proud Baxter Village resident and friend.



**“Our mission is to combine professional risk expertise with genuine human empathy, and we treat our clients like neighbors, ensuring every family and business has the peace of mind they deserve.”**

—SUE FULLER

**M**eet Susan Fuller – Protecting What Matters Most Through Relationships, Trust, and Community

For more than two decades, Susan Fuller has built her career around one simple belief: insurance is about people, not policies.

As an agency partner with Highstreet Insurance, Susan combines 23 years of agency experience with 11 years in insurance claims, giving her a unique perspective on both preventing risk and helping families recover when life takes an unexpected turn. Her background in Social Work, earned at Georgia Southern University, continues to shape the way she serves clients—with compassion, empathy, and a genuine desire to help others.

Susan lives in Baxter with her partner, Deborah Williams, and their two dogs, Camo and Jewels. When she's not helping clients protect what matters most, you'll likely find her enjoying time with friends or out on the golf course. She has a truly deep appreciation for the support of this Village and the admiration is mutual.

Highstreet Insurance has spent the past two decades growing through a relationship-first approach to serving its clients. Rather than simply selling insurance policies, Susan and her team



focus on building lasting relationships with the families and businesses they serve.

“Our mission is to combine professional risk expertise with genuine human empathy,” Susan says. “We treat our clients like neighbors, ensuring every family and business has the peace of mind they deserve to face the future with confidence.”

As an independent insurance broker, Highstreet Insurance offers comprehensive protection for every stage of life, including:

- Homeowners Insurance
- Auto Insurance
- Umbrella Coverage
- Commercial Insurance
- Life Insurance

Whether helping a young family purchase their first home, protecting a growing business, or preparing clients for life's unexpected moments, the team works to provide personalized solutions tailored to each client's unique needs.

## MORE THAN AN INSURANCE AGENCY

What truly distinguishes Highstreet Insurance is its commitment to education and advocacy.

Insurance can often feel overwhelming, filled with complicated terminology and confusing options. Susan believes clients deserve more than a transaction—they deserve someone who

will take the time to explain their choices and help them make informed decisions.

“We aren't just order-takers,” she says. “We act as educators and advocates, translating complex industry jargon into clear choices so our neighbors feel truly understood, valued, and protected.”

It's this people-first philosophy that has earned Highstreet Insurance the trust of countless families and businesses throughout the community.

## INVESTING IN THE COMMUNITY

Community involvement isn't just something Highstreet Insurance does—it's part of who they are.

The agency proudly supports local charities, youth sports, and neighborhood events, believing that successful businesses have a responsibility to help build stronger communities.

By investing locally and giving back whenever possible, Susan and her team hope to create lasting relationships that extend far beyond the office.

## A NEIGHBOR YOU CAN COUNT ON

For Susan, serving clients means being present not only when they purchase a policy but also when they need someone most.

“I want my neighbors to know that I'm not just your insurance agent; I'm your neighbor and friend,” she says. “At

**“We aren't just order-takers,” she says. “We act as educators and advocates, translating complex industry jargon into clear choices so our neighbors feel truly understood, valued, and protected.”**

—SUE FULLER

Highstreet Insurance, we're always here to help, listen, and ensure you have the peace of mind you deserve.”

Whether you're reviewing your current coverage, purchasing a new home, starting a business, or simply wondering if you're adequately protected, Susan and the Highstreet Insurance team are ready to help you navigate your options with expertise, honesty, and care.

Because at the end of the day, protecting what matters most begins with having someone you can trust.

Insurance with a Personal Touch and Dedication to Our Communities



# resident business guide

This is a current list of business owners and professionals from our neighborhood. It is an opportunity to network, qualify, and potentially build a business relationship with other successful individuals who also live here. To be included in the Resident Business Guide, email your name, business name, phone number, and email address to [phyllis.andrews@n2co.com](mailto:phyllis.andrews@n2co.com).

|                                                                                                                                                                                                                          |                                                                                                                                                                              |                                                                                                                                                                                   |                                                                                                                                                                                                       |                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>COSMETIC DENTIST</b><br><b>Crafted Dentistry of Fort Mill</b><br><b>Dr. Eric Satterlee</b><br>(803) 619-9100<br><a href="http://www.crafteddentistry.com">www.crafteddentistry.com</a>                                | <b>FINANCIAL PLANNER</b><br><b>Richey Wealth Management</b><br><b>Ben Richey</b><br>(803) 992-0456<br><a href="http://lpl.com">lpl.com</a>                                   | <b>INSURANCE</b><br><b>Highstreet Insurance and Financial Services</b><br><b>Susan Fuller</b><br>(803) 802-5022<br><a href="http://www.myhighstreet.com">www.myhighstreet.com</a> | <b>REALTOR</b><br><b>Assist2Sell Buyers and Sellers 1st Choice</b><br><b>Brandon Gafgen</b><br>(843) 290-2368<br><a href="http://listmyhomeandsave.com/">listmyhomeandsave.com/</a><br>Brandon Gafgen | <b>REALTOR/OWNER</b><br><b>Assist2Sell Buyers and Sellers 1st Choice</b><br><b>Biagio Cerbelli, Angela Cerbelli</b><br>(803) 548-4995<br><a href="http://listmyhomeandsave.com">listmyhomeandsave.com</a> |
| <b>FAMILY MEDICINE/ MED SPA</b><br><b>New South Family Medicine and Med Spa</b><br><b>Dr. Jessica Mendelsohn</b><br>(803) 402-4410<br><a href="http://www.newsouthfamilymedicine.com">www.newsouthfamilymedicine.com</a> | <b>GENERAL DENTISTRY</b><br><b>Loveland Dental Group</b><br><b>Dr. Maggie Olinto</b><br>(803) 335-5585<br><a href="http://www.lovelanddental.com">www.lovelanddental.com</a> | <b>ORTHOPAEDIC SURGEON</b><br><b>Journey Orthopaedic Institute</b><br><b>Dr. Justin Smith</b><br>(803) 220-4207<br><a href="http://www.jo.institute">www.jo.institute</a>         | <b>Compass</b><br><b>Meghan Reynolds</b><br>(413) 262-8813<br><a href="http://bovenderteam.com">bovenderteam.com</a>                                                                                  |                                                                                                                                                                                                           |



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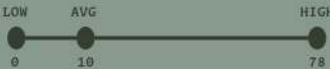
### BAXTER VILLAGE REAL ESTATE AT A GLANCE - 2026

**36** **\$298**  
Homes Sold Average  
in 2026 Price/Sqft

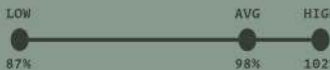
#### Sold Price



#### Days on Market



#### Sale/List Price Ratio



### HOMES FOR SALE

data as of 8/5/26

| Status | Address                  | Primary HLA | Beds | Baths | Orig. List Price | \$/sqft  | DOM |
|--------|--------------------------|-------------|------|-------|------------------|----------|-----|
| ACT    | 626 Pomegranate Pl       | 4,896       | 5    | 6     | \$1,575,000.00   | \$321.69 | 46  |
| ACT    | 2436 Commons Ct          | 3,604       | 5    | 5     | \$1,200,000.00   | \$332.96 | 49  |
| ACT    | 189 Mills Ln             | 3,832       | 5    | 4     | \$1,195,000.00   | \$311.85 | 115 |
| ACT    | 4341 Birkshire Hts       | 3,632       | 4    | 4     | \$1,095,000.00   | \$301.49 | 25  |
| ACT    | 905 Stratford Run Dr     | 3,979       | 5    | 4     | \$1,139,000.00   | \$286.25 | 95  |
| ACT    | 869 Stratford Run Dr     | 3,148       | 5    | 4     | \$1,050,000.00   | \$333.55 | 110 |
| ACT    | 816 Victorian Way        | 3,131       | 4    | 4     | \$978,050.00     | \$312.38 | 94  |
| ACT    | 929 Gardenia St          | 3,218       | 4    | 4     | \$899,000.00     | \$279.37 | 11  |
| ACT    | 5752 Morris Hunt Dr      | 3,293       | 4    | 4     | \$959,000.00     | \$291.22 | 66  |
| ACT    | 904 Tuckerton Dr         | 3,347       | 4    | 4     | \$874,900.00     | \$261.40 | 75  |
| ACT    | 739 Julia St             | 3,104       | 5    | 4     | \$899,900.00     | \$289.92 | 81  |
| ACT    | 3328 Richards Xing       | 3,076       | 3    | 3     | \$849,900.00     | \$276.30 | 6   |
| ACT    | 3249 Richards Xing       | 2,900       | 4    | 3     | \$939,900.00     | \$324.10 | 88  |
| ACT    | 545 Glen Walk Dr         | 2,806       | 4    | 3     | \$799,999.00     | \$285.10 | 15  |
| ACT    | 809 Elswick Ct           | 2,522       | 4    | 3     | \$719,000.00     | \$285.09 | 67  |
| ACT    | 1348 Barnett Woods Xing  | 2,440       | 3    | 3     | \$685,000.00     | \$280.74 | 46  |
| ACT    | 613 Bracket St           | 2,192       | 3    | 3     | \$660,000.00     | \$301.09 | 42  |
| UC     | 5101 Downing Dr          | 3,447       | 5    | 4     | \$945,000.00     | \$274.15 | 68  |
| UC     | 1075 Gardenia St         | 3,430       | 5    | 4     | \$1,180,000.00   | \$344.02 | 52  |
| UC     | 232 Coneflower Pl        | 1,811       | 3    | 3     | \$570,000.00     | \$314.74 | 10  |
| UC     | 3229 Colonel Springs Way | 3,073       | 5    | 4     | \$950,000.00     | \$309.14 | 26  |
| UC     | 3292 Richards Xing       | 1,933       | 3    | 3     | \$625,000.00     | \$323.33 | 8   |
| UC     | 887 Stratford Run Dr     | 3,290       | 5    | 4     | \$1,125,000.00   | \$341.95 | 36  |
| UC     | 7160 Michael Scott Xing  | 2,903       | 4    | 3     | \$815,000.00     | \$280.74 | 3   |

### HOMES RECENTLY SOLD

| Address                   | Primary HLA | Beds | Baths | Orig. List \$ | Sale Price  | Close Date | \$/sqft | DOM |
|---------------------------|-------------|------|-------|---------------|-------------|------------|---------|-----|
| 5595 Morris Hunt Dr       | 3,075       | 5    | 4     | \$985,000     | \$855,500   | 7/24/2026  | \$278   | 78  |
| 716 Shady Grove Xing      | 2,847       | 4    | 4     | \$799,000     | \$783,000   | 7/28/2026  | \$275   | 3   |
| 325 Ellis Way             | 2,307       | 3    | 3     | \$799,900     | \$759,999   | 7/7/2026   | \$329   | 22  |
| 6121 Caseys Side Way      | 2,128       | 3    | 3     | \$650,000     | \$640,000   | 7/20/2026  | \$301   | 24  |
| 1308 Barnett Woods        | 2,328       | 3    | 3     | \$625,000     | \$605,000   | 6/30/2026  | \$260   | 4   |
| 786 Stratford Run Dr 4844 | 2,490       | 4    | 4     | \$789,000     | \$789,000   | 6/29/2026  | \$317   | 0   |
| Milford Way               | 3,405       | 4    | 4     | \$995,000     | \$990,000   | 6/30/2026  | \$291   | 4   |
| 664 Revival Row           | 3,445       | 5    | 4     | \$1,100,000   | \$1,100,000 | 6/23/2026  | \$319   | 0   |
| 2616 Nations Commons St   | 2,879       | 4    | 4     | \$1,095,000   | \$1,075,000 | 6/12/2026  | \$373   | 3   |
| 676 Revival Row           | 3,406       | 4    | 4     | \$965,000     | \$975,000   | 6/11/2026  | \$286   | 2   |
| 1920 Clark Elliott St     | 3,825       | 4    | 5     | \$1,195,000   | \$1,175,000 | 6/11/2026  | \$307   | 16  |
| 2578 Lower Assembly Dr    | 2,389       | 3    | 2     | \$759,900     | \$767,000   | 5/21/2026  | \$321   | 1   |
| 4333 Birkshire Hts        | 2,420       | 4    | 3     | \$765,000     | \$765,000   | 5/15/2026  | \$316   | 2   |
| 204 Mills Ln              | 2,554       | 4    | 4     | \$759,000     | \$759,000   | 5/22/2026  | \$297   | 3   |
| 629 Revival Row           | 3,238       | 5    | 5     | \$1,200,000   | \$1,225,000 | 6/5/2026   | \$378   | 0   |
| 4074 Birkshire Hts        | 3,455       | 5    | 4     | \$990,000     | \$990,000   | 6/5/2026   | \$287   | 0   |



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**"**Great at communicating, incredibly patient, and talked me through everything to help me understand what really needed done vs. what didn't. Got everything done quickly and was wonderful to work with. **"**

- L. Teeter ★★★★★



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