

QC

EXCLUSIVE

THE DESIGN ISSUE

Tour our favorite spaces in the Queen City and find inspiration from the most talented interior designers, architects, and builders in Charlotte and the Carolinas.

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Take a tour of this gorgeous Chantilly home from *Habitude Interiors*, *Mermans Architecture & Design*, and *Royal Building Group*.



AN URBAN RETREAT

The Chantilly neighborhood welcomes a stunning addition executed perfectly by Habitude Interiors, Mermans Architecture & Design, and Royal Building Group.

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NESTLED BETWEEN ELIZABETH AND PLAZA MIDWOOD, Chantilly is one of the most desirable places to live in Charlotte. Its wide streets are lined with old oaks and they're consistently quiet, despite the presence of shopping and dining mere minutes away. The charming neighborhood has become a magnet for young, affluent Charlotteans who have partnered with builders to introduce larger, more beautiful homes to the neighborhood.



Royal Building Group has already built a number of homes in Chantilly. Most recently, they partnered with architect Bryan Mermans to realize the vision of a bachelor, new to Charlotte, who wanted to create an urban retreat where he could host his family in fashion and comfort.

The interior design, with its flairs of mid-century modern, was masterminded by Jennifer Felts, owner of Charlotte's Habitude Interiors. Habitude Interiors is a full-service interior design studio that partners with clients on new construction, full or partial renovations and interiors, working from concept to completion. Their approach to each space is holistic, to ensure the finished product is cohesive and intentional.

Jennifer Felts launched Habitude Interiors after years of practicing fast-paced and high-demand

corporate tax law in major cities across the U.S. According to her, in making the change "she re-designed her life."

This new construction home by Royal Building Group is 3,700 square feet and includes four bedrooms, four full baths, an office/guest suite downstairs, and a rec room upstairs.

The interior is all clean lines and natural light. It's largely minimalist but with subtle high end finishes that add a dash of pizzazz and character. For example, elegant backsplashes and sophisticated countertops elevate the kitchen, while statement lighting throughout the home gives character to hallways and bathrooms.

Notably, all of the cabinets—throughout the kitchen and scullery, as well as the bathrooms—were custom designed and built to the homeowner's exact specifications.





As enticing as the interior may be, the primary goal for this custom new construction was to expand the living space into the outdoors and take full advantage of Charlotte's temperate weather. To that effect, sliding glass doors comprise the wall between the downstairs sitting room and the outdoor patio. Upstairs, french doors invite visitors onto a second-story patio overlooking the backyard.

The home has two patio spaces, both of which are sheltered by roofs and provide ample seating and gathering space. The back patio can offer comfort year-round via the presence of ceiling heaters and a cozy brick fireplace.

The exterior of the home reflects Mermans' unique style and defies classification. Elements of an English cottage are present in the steeply pitched roof, while tall windows and asymmetry hint at trends of modern architecture. The second story cantilevers out over the driveway to create a covered side entry and car parking. Concrete-like parged brick grounds the base of the home and provides a visual balance against the rest of the exterior's painted brick and siding.

Although Chantilly has many charms, the neighborhood's lot sizes are compact. This presented a challenge for Bryan Mermans and Royal Building Group, who were forced to find creative solutions to incorporate the client's competing priorities into the same limited tract of land. They desired a spacious home, but also wanted sufficient outdoor living space; he valued a yard, but also desired a garage.

The result is an extraordinarily intentional design, from the ground-up build to the purposefully designed interior; every square foot was accounted for and every ounce of creativity applied. Each component of this living space works harmoniously together to create a Chantilly home uniquely adapted to its owner.

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