

The Insider's Guide to The Village of Providence

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Why The Village of Providence?

The Village of Providence is a nationally recognized community founded on the principles of Traditional Neighborhood Design. This design philosophy places emphasis on people rather than automobiles, creating a walkable, interconnected environment. Developed by Duany Plater-Zyberk & Company, the same urban planning firm responsible for Seaside and Rosemary Beach in Florida, Providence was meticulously crafted to integrate residential living with a vibrant town center.

The core value of the community is its accessible lifestyle. Wide sidewalks and tree-lined streets connect a diverse range of housing, boutique shops, and a variety of restaurants. This structure allows residents to perform daily errands, dine out, and enjoy community spaces without needing a car. The result is an active, social atmosphere that gives the feeling of small-town living with the conveniences of a larger city. The community has been recognized for this successful execution of "New Urbanism," which fosters a strong sense of place.



What's the Market Like in 35806

The real estate market within The Village of Providence is distinct from the broader 35806 zip code. As a premium, master-planned community, properties here consistently command a higher price per square foot than the surrounding area. The market is driven by strong demand for the unique lifestyle and amenities the neighborhood offers. While the broader Huntsville market may be balanced, desirable homes in Providence that are priced accurately tend to sell quickly.

The housing stock is diverse, including multi-story townhomes, live/work units, cottages, and large single-family executive homes. This variety leads to a wide range of price points. Townhomes and smaller cottages typically start in the upper \$400s, while single-family homes often range from the \$600s to well over \$1 million, depending on size, location, and finishes. The market is characterized by high construction quality and architectural consistency, which helps maintain strong property values.

Cost of Living Analysis

While the general cost of goods and services such as groceries, healthcare, and transportation in Providence aligns with the affordable Huntsville metropolitan area, the overall cost of living is significantly influenced by higher housing expenses. The primary cost driver is the premium associated with real estate in the community. Both purchase prices and rental rates are considerably above the city's median.

A mandatory Homeowner's Association fee, currently around \$2,000 annually, is another specific cost factor. This fee covers the high-level maintenance of common areas and access to exclusive amenities, but it represents a recurring expense not present in many other neighborhoods. Furthermore, while the property tax rate is the same as the rest of Huntsville, the higher assessed home values in Providence result in a larger annual tax liability for homeowners compared to the average city resident.

An In-Depth Review of the Huntsville City Schools

The schools zoned for The Village of Providence are part of the Huntsville City Schools district. The following is a summary of their available rankings and data.

Providence Elementary School

- **Overall Niche Grade:** C+
- **Academics:** According to state test scores, 12% of students are proficient in math and 42% are proficient in reading.
- **Student-Teacher Ratio:** 19 to 1

Williams Middle School

- **Overall Niche Grade:** B
- **Academics:** State test scores indicate that 19% of students are at least proficient in math and 49% in reading.
- **Rankings:** Niche ranks it as the #14 Best Public Middle School in Madison County.

Columbia High School

- **Overall Niche Grade:** C
- **Academics:** According to state test scores, 12% of students are proficient in math and 22% in reading.
- **College Readiness:** The school offers Advanced Placement coursework.

Disclaimer: School zoning can change. It is recommended that homebuyers verify the current school assignments for any specific address with the Huntsville City Schools district's official resources.

In-Depth Neighborhood Profile: The Village of Providence

Snapshot

The Village of Providence is a master-planned community that successfully integrates residential living with retail, dining, and professional services in a walkable environment. The community's design encourages interaction among residents and a genuine sense of place.

Real Estate Landscape

The housing in The Village of Providence is patterned after historic southern architecture from the pre-World War II era. Common architectural styles include Federal, Greek Revival, Classical, Craftsman, and Victorian. Homes range from townhouses and cottages to larger single-family residences. Price points vary, reflecting the diversity of home sizes and styles. Square footage can range from smaller townhomes to single-family homes exceeding 3,000 square feet. Lot sizes are typically compact to promote a more connected community feel and walkability.

Lifestyle & Amenities

Life in The Village of Providence is centered around its town center, which offers a variety of shops and restaurants like Edgar's Bakery, Taco Mama, and Phuket Thai Restaurant. The community atmosphere is active and engaged. Amenities for residents include a meeting house, the Bridgham House for events, multiple parks and playgrounds, and a fitness center. There is also a junior Olympic-size swimming pool and a separate pool at the fitness center. An extensive greenway and walking trails along Indian Creek provide opportunities for outdoor recreation.

Educational Zoning

- **Elementary School:** Providence Elementary School
- **Middle School:** Williams Middle School
- **High School:** Columbia High School

It is important to confirm school zoning directly with the Huntsville City Schools district.

Commuter's Index

Estimated commute times during typical traffic conditions are as follows:

- **Redstone Arsenal (Gate 9):** Approximately 15 minutes
- **Cummings Research Park:** Approximately 7-10 minutes
- **Huntsville International Airport (HSV):** Approximately 13-15 minutes
- **Downtown Huntsville:** Approximately 15-20 minutes

Homeowner's Association (HOA) Insights

There is a mandatory Homeowner's Association in The Village of Providence. The approximate annual fee is \$2,000. These dues cover the maintenance of common areas, landscaping, and the operation of community amenities such as the pools, fitness center, and meeting house.

Disclaimer: The information contained in this report is based on data gathered from public sources and is subject to change. Homebuyers should independently verify all critical information, including but not limited to school zoning, property taxes, and Homeowner's Association fees and covenants, to ensure its accuracy.