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Le Petit Cove

A new upscale cottage community in Long Beach.

story by **Lynn Lofton**
photos by **John Stricklin**
and courtesy of **Le Petit Cove**



LE PETIT COVE offers upscale cottages with plenty of charm at affordable prices. BOTTOM: Developed by Glynn Illich, Le Petit Cove offers smaller homes for people who still seek quality.



Charm and gracious living can be found at the new Le Petit Cove subdivision where the plan is to have upscale homes at modest prices. Located inside the Long Beach city limits three miles north of the beach, the community is being developed by Southern Paradise, LLC, with native son Glynn Illich as president and owner.

Illich, a software engineer, returned to Long Beach from California in early 2000 and developed Belle Terre Estates — an upscale community with large estate-sized homes. “I wanted to make a career change,” he said. “Now I’m making another change with Le Petit Cove because most people can no longer afford those expensive large homes. They’re having to downsize but still want quality.”

He took the grass roots approach by talking with people at churches, Long Beach Barber Shop and soccer games, showing them different styles of homes. “I asked, ‘if you were buying a house today, what style would it be?’” he said. “I got around 200 people to choose and it came down to the cottage and porch-styled homes.”

He then approached Ocean Springs builders Mike and Kim Fritz, asking them to build smaller homes while upholding the quality they are known for and reputation as a builder. “They took a leap of faith to go from building 8,000-square-foot homes to building modest-sized homes in the \$170,000 to \$180,000 price range,” Illich said. “We partnered together in March 2010, and it is really paying off.”

The upscale cottages are not short on character and amenities. All have huge porches including gas lanterns, sidewalks and surrounding live oak trees.

“We kept all the live oak trees, and we have gas; that’s something you never see at this price point,” he said. “The homes have nice size yards and lots of green space.”

Illich sees the housing trend locally and nationally as returning to smaller homes but homes that are comfortable and stylish. “It’s a realization of where we are economically. All of us are guilty of owning more than we need,” he said. “This style is popular because porch-living takes us back to families and a slower style of living. We try to make each house unique in its own way.”

Three homes are already occupied with two under construction, and Illich says these residents are his best sales tools. Plans call for a new home groundbreaking every six to eight weeks.

Le Petit Cove has only 20 lots and runs parallel to Pineville Road with schools, churches, a grocery store and a fitness center nearby.

For more information, call 228.760.5455 or visit www.LePetitCove.com.

