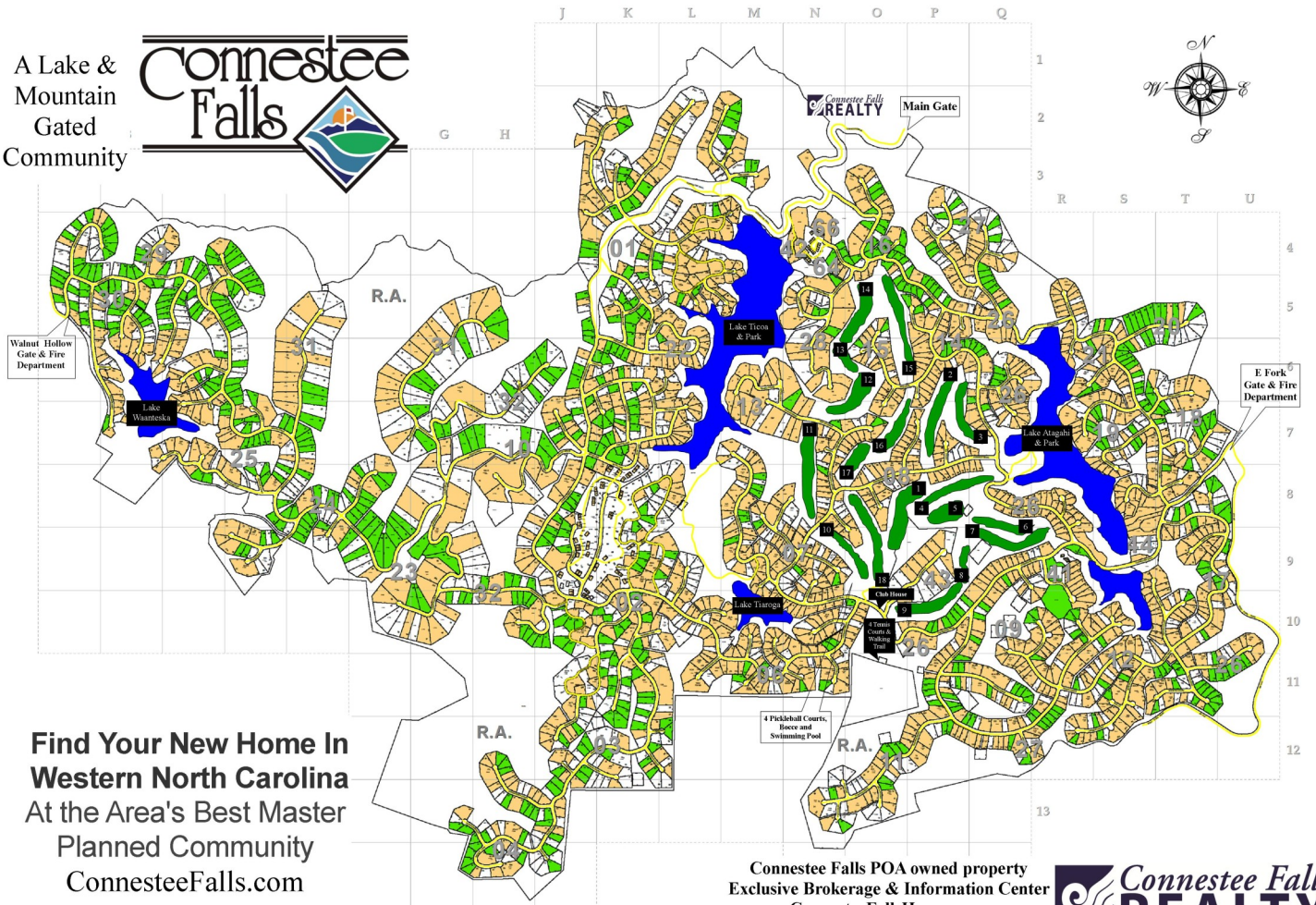


The **Keys for Success** are  
**Service, Professionalism,**  
**and Agents Working for**  
**Your Needs!**

A Lake &  
Mountain  
Gated  
Community



**Find Your New Home In  
Western North Carolina  
At the Area's Best Master  
Planned Community**  
ConnesteeFalls.com

Connestee Falls POA owned property  
Exclusive Brokerage & Information Center  
ConnesteeFallsHomes.com  
Phone: 828-885-2015



**5500 Greenville Hwy  
Brevard, NC 28712**  
**Voice: 828~885~2015**  
**Fax: 828~885~2610**  
**Toll Free: 800~450~2015**  
**Email: info@ConnesteeFallsRealty.com**

## **CONSIDER**

We feature lakefront, lake view, golf course, mountain view, or wooded home sites with beautiful, relaxing scenery.

## **CONSIDER**

You're bound to find the perfect spot in Transylvania County. Let us find you a home or a lot to build your dream house.

## **CONSIDER**

Brevard, NC, one of the friendliest towns in the US. Here, Con-  
nestee residents join their Brevard neighbors in the enjoyment of  
music by the students, faculty and guest artists at the nationally ac-  
claimed Brevard Music Center. Nearby, Brevard College and Blue  
Ridge Community College offer a full range of continuing educa-  
tion programs on a year round basis. Choose from a curriculum  
of Appalachian arts and culture, music, language, physical fitness,  
wildflowers and an annual lecture series - or enjoy the perform-  
ances of the Brevard Chamber Orchestra or Brevard Band - both  
outstanding groups.



## **Mountain Lakes**

## **CONSIDER**

We have been the leading Real Estate Sales company in the Connestee Falls area for over 30 years because we know the market and can help you to find your dream home here or anywhere in Transylvania County. We show all MLS listings. Call us!



## **Golf Courses**

### **CONSIDER**

Our Real Estate Professionals have a high standard of Real Estate Marketing & Service experience.

### **CONSIDER**

We can provide you with contacts and recommendations on many local builders, home designers, and interior decorators.

### **CONSIDER**

We have a variety of meticulously-maintained resale homes, condominiums and newly constructed homes. We're sure to find one to suit your taste and budget.

## **CONSIDER**

People buy Real Estate in Western North Carolina for a variety of reasons, including cool summers, mild winters, unrivaled natural beauty and to get away from crowds. So it is with residents of Connestee Falls and Transylvania County.



## **Mountain Views**

### **CONSIDER**

We feature homes in a wide variety of price ranges and styles, as well as views, lake frontage, golf course or wooded sites. We are sure to find you something either in Connestee Falls, the surrounding community of Brevard or Transylvania County. Come enjoy our many cultural venues, mountains and lakes!

### **CONSIDER**

North Carolina, Brevard and Transylvania County are rated as one of the best places to retire in the United States by "Your Money," "Consumers Digest," "Money Guide," and "Golf Magazine."



## TRANSYLVANIA COUNTY SCHOOLS

*Teaching Everyone ~ Takes Everyone*

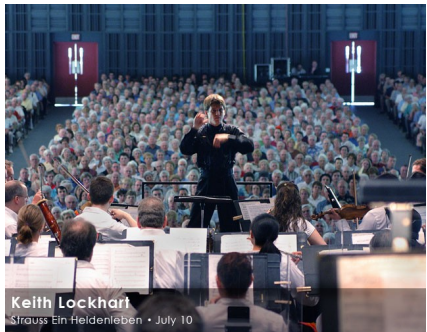
Brevard has five elementary schools, two middle and two senior high schools.



Brevard College is a private school founded in 1853 noted for its outstanding music program.



Blue Ridge Community College also has an extension in Brevard.



Keith Lockhart  
Strauss Ein Heldenleben • July 10

Brevard Music Center, located in Brevard, North Carolina, is an active and vibrant organization, preparing and presenting the Summer Institute and Festival held from mid-June to early August each summer.

Over 400 students, ages 14 through post-college, come to the Music Center to study with outstanding artist faculty and visiting guest artists of national and international acclaim. For seven weeks, talented students participate in a rigorous and enriching program of instruction including private lessons, large ensemble rehearsals, chamber music, and theory. They expand their education and delight audiences with the presentation of public performances throughout the summer.



## **TRANSYLVANIA COUNTY LIBRARY**

Transylvania County Library has 32,000 volumes as well as periodicals, audiotapes, newspapers, videos, and a bookmobile to cover rural areas. The new library is located at 212 S. Gaston St.

## **MEDICAL FACILITIES**



Transylvania Regional Hospital in Brevard, N.C. is a publicly owned accredited facility. TRH provides inpatient, surgical, obstetrical, coronary, intensive care, comprehensive outpatient services, diversified in-home services, and 24-hour Emergency services. TRH also offers helicopter service to Mission St. Joseph's Hospital in Asheville. (828) 884-9111 P.O. Box 1116, Brevard, NC 28712.

## **CHURCHES**



Brevard contains churches of many denominations: Baptist, Catholic, Church of Christ, Church of God, Episcopal, Lutheran, Presbyterian, Presbyterian Church of America, Wesleyan, Methodist, Seventh Day Adventist, and Non-Denominational.



## **Connestee Falls— A Gated Community— Live Where You Play!**

Connestee Falls is located in the beautiful Blue Ridge Mountains just six miles southwest of Brevard, NC. Connestee Falls was developed in 1971 and

presently contains approximately 1380 homes on its 4000 acres, incorporating four lakes, hiking trails with scenic views, large club house with 2 restaurants, tennis courts, walking track, golf course, driving range, bocce courts, heated lap pool, a fitness center and numerous planned activities.

### **AMENITIES:**

- Golf:** 6,000 Yard, par 72, 18 hole golf course, designed by George W. Cobb. Playable year 'round. Seasonal & Annual Green Fees – See packages on <http://www.connesteefalls.com>
- Tennis Courts:** 4 lighted hard surface courts - playable year round.
- Pickle Ball:** 4 NEW Courts-<http://carolinapickleball.com/>
- Swimming Pool:** Heated lap pool with bathhouse and lockers
- 4 Lakes:** Swimming, fishing, boating (no gas engines!) -all with parks
- Hiking Trails:** Over 11 Miles of mountain trails (map available)
- Clubhouse:** Golf Shop, Locker Rooms with Bag Storage, Full Service Kitchen, Dining Room, Lounge, Sports Grill, Library, Two Multi-purpose Rooms with Lounge for drinks & gathering.
- Wellness Center:** Family or Single membership
- User Amenity Fee:** Payable to CF Property Owners at Closing - \$8000

\*All fees reflect current rates and are subject to change on an annual basis.

## **Connestee Falls—COMMITTEES/ CLUBS:**

A unique feature of Connestee Falls is the active lifestyle of our residents. All owners are invited to join any of the activities in which you might be interested. Committees are appointed by the Board and General Manager. Check our weekly publication, the `Friday Flyer`, for a weekly calendar and details on upcoming activities.

Committees include: Architecture and Environment, Arts and Interior Committee for the Overlook Clubhouse, Beautification, Board of Directors, Connestee Falls Student Scholarship Program, Endowment Fund Advisory, Election, Finance, Gifts and Memorials, Golf Association, History and Archives, Judicial, Library, Member's Information, Pool, Social, Strategic Planning, Tennis, and Wellness and Fitness.

Activities/Clubs include: Aerobic Exercise, Art League, Bocce, Bowling, Bridge, C.A.T.S. (Connestee Amateur Theater Society), Camera, Canasta, Chess, Chorale, Climate Change Group, Computer Workshop, Contract Bridge, Crafts, Croquet, Dance, Dog Owners Group, Duplicate Bridge, Fire Rescue Department, Fire Rescue Auxiliary, Fishing, Fitnessize, Float, Genealogy, Good Neighbors, Highway Cleanup, Hikers, Horseshoes, Knitting, Ladies 9-Hole Golf Group, Ladies' 18-Hole Golf Group, Ladies' Bridge, Ladies' Luncheon, Lap Swimmers, Library, Line Dancing, Mah-Jongg, Men's Golf, Men's Night, Mexican Train Dominoes, Mountain Gardeners, Overlanders, Pinochle, Poker, Quilters, Talk Over Discussion Group, Tap Dancers, Vintage Vamps of Transylvania, The Whatevers, Water Aerobics, and Woodworkers.



**FACT SHEET:**

**Community:** Connestee Falls – Park-like setting preserving natural environment with an active contemporary lifestyle

**Developer:** No longer associated with property; member owned. All common property in Connestee Falls, including the lakes, clubhouse, golf course, tennis courts, swimming pool, hiking trails and road system, are owned by the Property Owners Association. A Bundled Community!

**Location:** Six miles SW of Brevard, NC on Hwy. 276.

**Size:** 3900 acres with 1800 acres common green space currently 1335 homes with build out being in the neighborhood of 2000 homes

**Water:** Private-owned water system throughout Serviced by Transylvania Utility Co.

**Sewer:** Access in over 70% of the area Serviced by Transylvania Utility Co.

**Power:** Duke Power Co. & Haywood Elec. Membership Corp. – All underground

**Volunteer Fire/Rescue:** ISO6 Rating located at E Fork & Walnut Hollow Gates

**Propane Gas:** Buried or above ground tanks with provider of choice

**Telephone:** Comporium Communications - Underground

**Cable:** Comporium Communications - Underground

**ADSL Internet:** Comporium Communications - Underground

**Roads:** Over 53 miles of paved roads.

**Security & Safety:** Gated community (3 gates). 24/7 manned main gate and roving patrol.

**Taxes:** County taxes only (Approx. \$ .4461 per \$100 assessed value)

**Assoc. Fees\*:** CFPOA: Improved lots = \$2475,  
Unimproved lots = \$1485

**Architectural & Environmental Control Cm:**

7 member Committee - approve house plans, improvements, tree removal

**House Size:** Standard lot 1500 heated s.f.  
Unit 40, 41, 42 – heated 1750 s.f.  
Unit 13 & 43 - heated 2000 s.f.

**LOT PRICES:** \$5,000 - \$200,000

**HOME PRICES:** \$100,000 - \$1,400,000

## **AMENITIES:**

**Golf:** 6,485 Yard, par 72, 18 hole golf course, designed by George W. Cobb Playable year 'round.  
Daily Green Fees - \$35 including cart (18 holes)  
Annual Green Fees (One Person) - \$1300  
Annual Green Fees (Family) - \$1960  
Cart Fees (single) – 18 Holes \$18, 9Holes \$10

**4 Tennis & 4 Pickleball Courts:** hard surface courts - playable year round.

**Bocce Court:** Three leagues a year: Spring, Summer and Fall

**Swimming Pool:** Seasonal heated lap pool with bathhouse and lockers

**4 Lakes:** Swimming, fishing, boating (no gas engines!) Two Recreational Parks (Atagahi & Ticoa)

**Hiking Trails:** Over 13 Miles of mountain trails managed & maintained by volunteers (maps available)

**Clubhouse:** Golf Shop, Locker Rooms with Bag Storage, Full Service Kitchen, Dining Room, Lounge, Sports Grill, Library, Two Multi-purpose Rooms with Banquet space for 130

**Wellness Center:** \$500/yr. Family or \$285/yr. Single membership. Daily and monthly fees also available.  
Outdoor Walking Fitness Track

**Initial Amenity User Fee:** (one-time fee for home buyers or home builders new to Connestee Falls) \$8000

\*All fees reflect current rates and are subject to change on an annual basis.

## **COMMITTEES/ CLUBS AND MORE:**

Standing Committees -

Election, Architectural & Environmental Control, Finance, , Judicial, , Membership Information, l, ., Facilities Planning, and Strategic Planning

Over 60 Clubs, Committees and organizations-

Aerobic Exercise, Water exercise, Art League, Bowling , CATS (Connestee Amateur Theatrical Society), Camera Club, Chorale, ConneTones, Contract Bridge, Computer workshop, Woodcrafters, Duplicate Bridge, Fire Rescue Auxiliary, Fishing Club, Fitness, Forest Stewardship, CF Golf Assoc., Ladies' Bridge, Ladies' Golf Assoc., Ladies' Luncheon, Mah-Jongg, Marketing, Men's Night, Mountain Gardeners, Pickleball, Pinochle, Quilters, Art League, Tennis, and many more!

Communications:

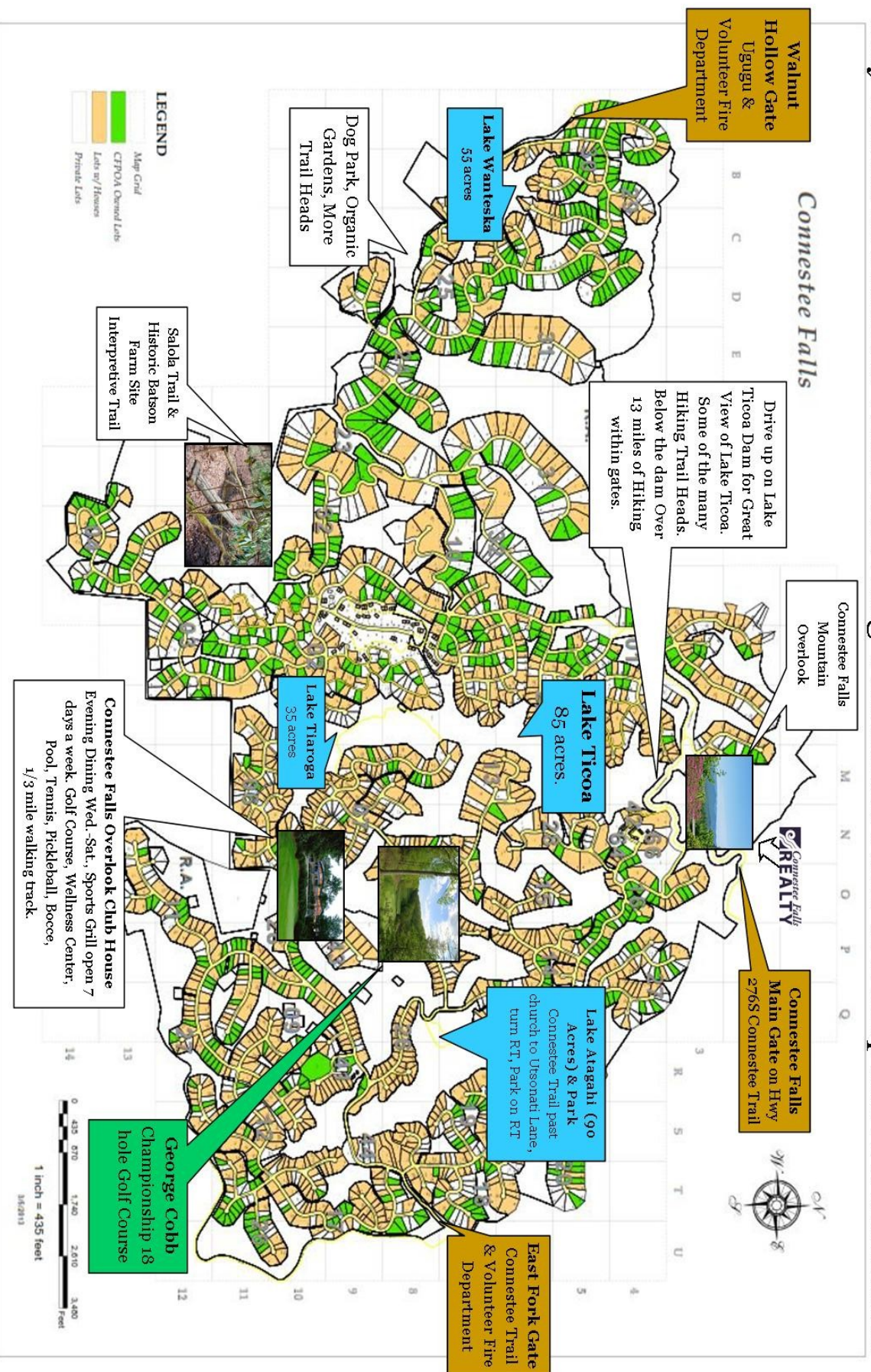
The Friday Flyer – weekly announcements, news and notes

The Connestee Falls News – Quarterly newspaper

Our Website: [ConnesteeFalls.com](http://ConnesteeFalls.com)

Connestee Chronicle – Periodic significant news

# Key Points of Interest when Showing Connetsee Falls to Prospective Purchasers



Stop by Connetsee Falls Information Center,  
Connetsee Falls Realty, for more information.

5500 Greenville Hwy Brevard, NC 28712  
Phone: 828-885-2015  
Website: [ConnetseeFallsHomes.com](http://ConnetseeFallsHomes.com)