

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

Exclusive Agency for CFPOA Owned property and
information Center



WELCOME HOME

Let us help you discover what
makes our area amazing

[Find your next property](#)

5500 Greenville Hwy
Brevard, NC 28712

Voice: 828~885~2015

Fax: 828~885~2610

Toll Free: 800~450~2015

WEB: ConnesteeFallsHoms.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, Connestee residents join their Brevard neighbors in the enjoyment of music by the students, faculty and guest artists at the nationally acclaimed Brevard Music Center. Nearby, Brevard College and Blue Ridge Community College offer a full range of continuing education 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 performances 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 40 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," "Golf Magazine" along with others.



TRANSYLVANIA COUNTY SCHOOLS

Teaching Everyone ~ Takes Everyone

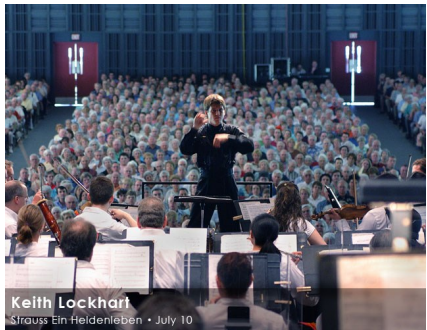
Brevard has five elementary schools, two middle and two senior high schools.



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 is a nationally ranked Top Performer for Quality by The Joint Commission, the leading accreditor of healthcare organizations in America. The hospital is one of only 147 hospitals nationwide to be named a Top Performer for Quality four years in a row. Transylvania Regional Hospital earned this national recognition for both pneumonia care and surgical care. Transylvania Regional Hospital has also been named one of the Top 20 Critical Access Hospitals in the United States for three years in a row.



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, pickle ball 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://ConnesteeFallsGolf.com>
- Tennis Courts:** 4 lighted hard surface courts - playable year round.
- Pickle Ball:** 4 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 14 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:** New owners at Connestee Falls must pay a one-time User Amenity Fee to CFPOA- \$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. We have a weekly publication, the `Friday Flyer`, that outlines 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 Served by Transylvania Utility Co.

Sewer: Access in over 70% of the area Served 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 **Safety:** main gate and roving patrol.

Taxes: County taxes only (Approx. \$.5877 per \$100 assessed value)

Assoc. Fees*: CFPOA: Improved lots = \$2,995.00
Unimproved lots = \$1,797.00

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 - \$1,000,000

AMENITIES:

Golf: 6,485 Yard, par 72, 18 hole golf course, designed by George W. Cobb Playable year 'round.
Daily Green Fees - \$67 for 18 Holes & \$48 for 9 Holes. Includes Cart Fees
Annual Green Fees (One Person) - \$1394
Annual Green Fees (Family) - \$2081
Cart Fees (single) – 18 Holes \$22, 9Holes \$17

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 14 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: \$525/yr. Family or \$300/yr. Single membership. Daily and monthly fees also available.
Outdoor Walking Fitness Track

Initial Amenity User Fee: (New owners at Connestee Falls must pay a one-time User Amenity Fee to CFPOA)
\$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!

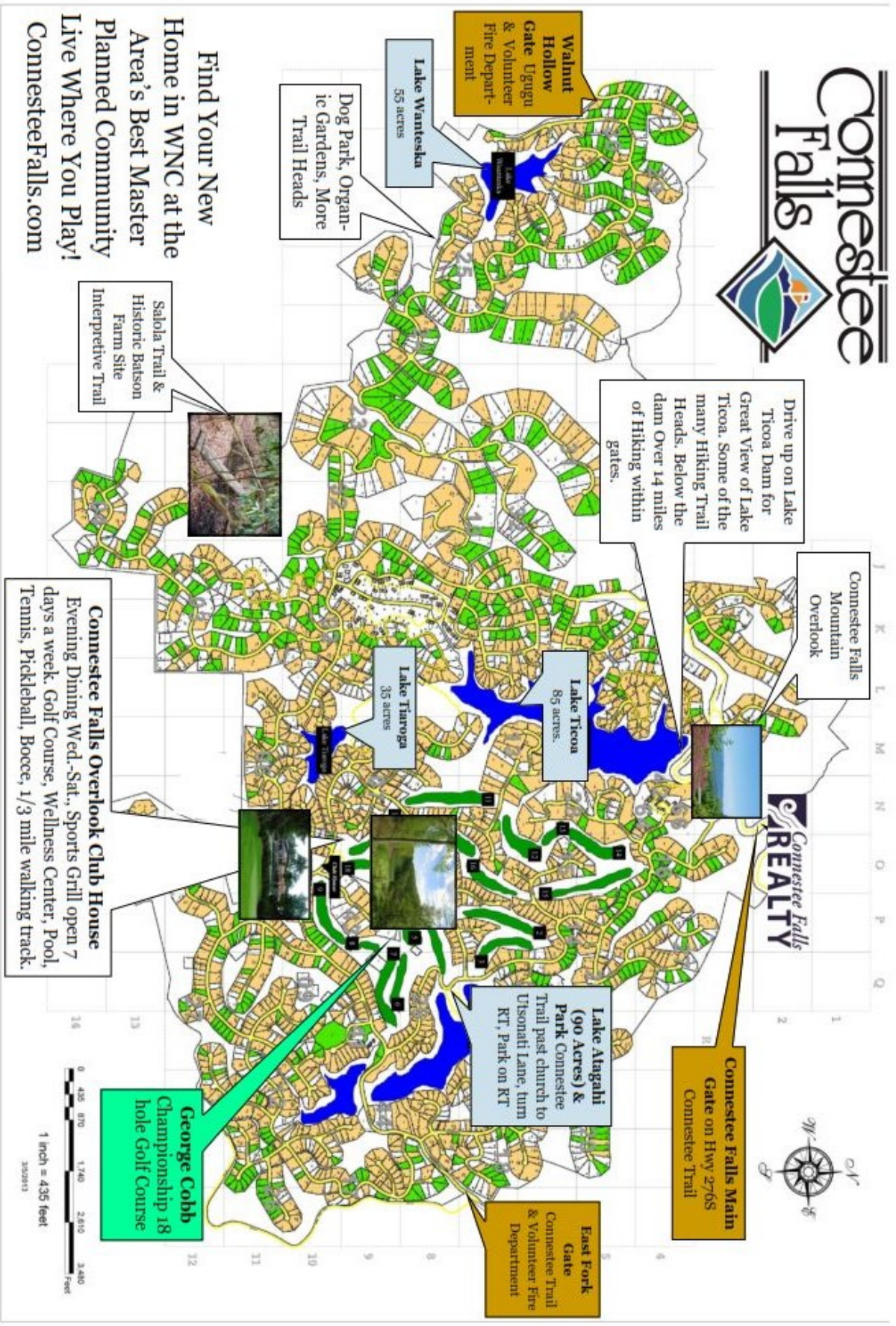
Communications:

The Friday Flyer – weekly announcements, news and notes
The Connestee Falls News – Quarterly newspaper
Connestee Falls Website: ConnesteeFalls.com
Connestee Chronicle – Periodic significant news

Connestee Falls



Connestee Falls REALTY



Find Your New Home in WNC at the Area's Best Master Planned Community Live Where You Play!
ConnesteeFalls.com

Our gated community in Western North Carolina is located in the mountain college town of Brevard. Connestee Falls Community Information Center, Connestee Falls Realty, is located just outside the Main gate