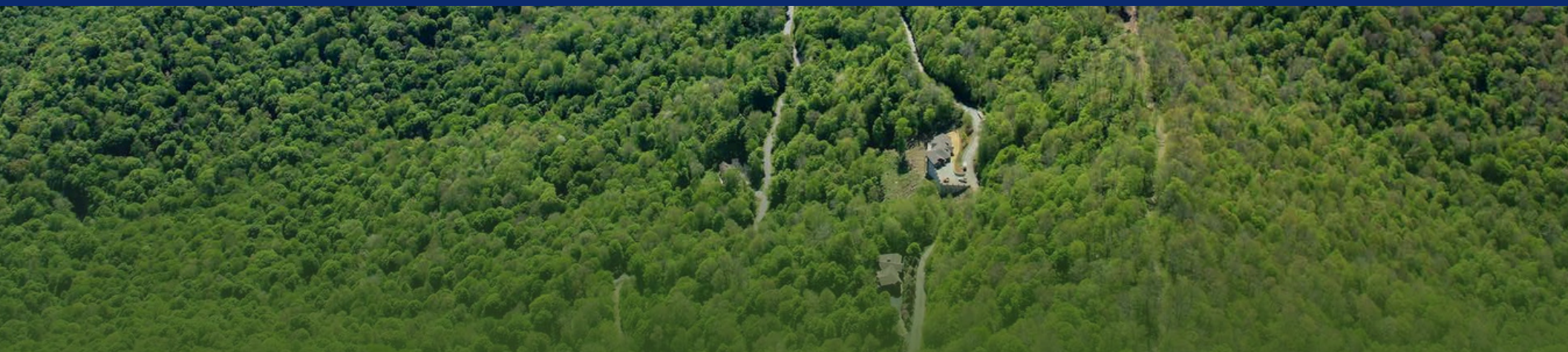




THE PRESERVE

AT WOLF LAUREL RESORT

233 LOTS | 465 ACRES



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OVERVIEW

Situated in the Blue Ridge Mountains, the Preserve at Wolf Laurel is the second phase of the Wolf Laurel resort. The Preserve is a private, gated community ideally located just north of Asheville, North Carolina. The Preserve was named “Best Outdoor Recreation and Conservation Community” by Private Mountain Communities.

LOTS: 233 TOTAL

Finished Platted Lots: 22
Finished Unplatted Lots: 10
Finished: 55 Partially Developed
Lots: 46 Future Lots: 100

ACREAGE: 465 ACRES

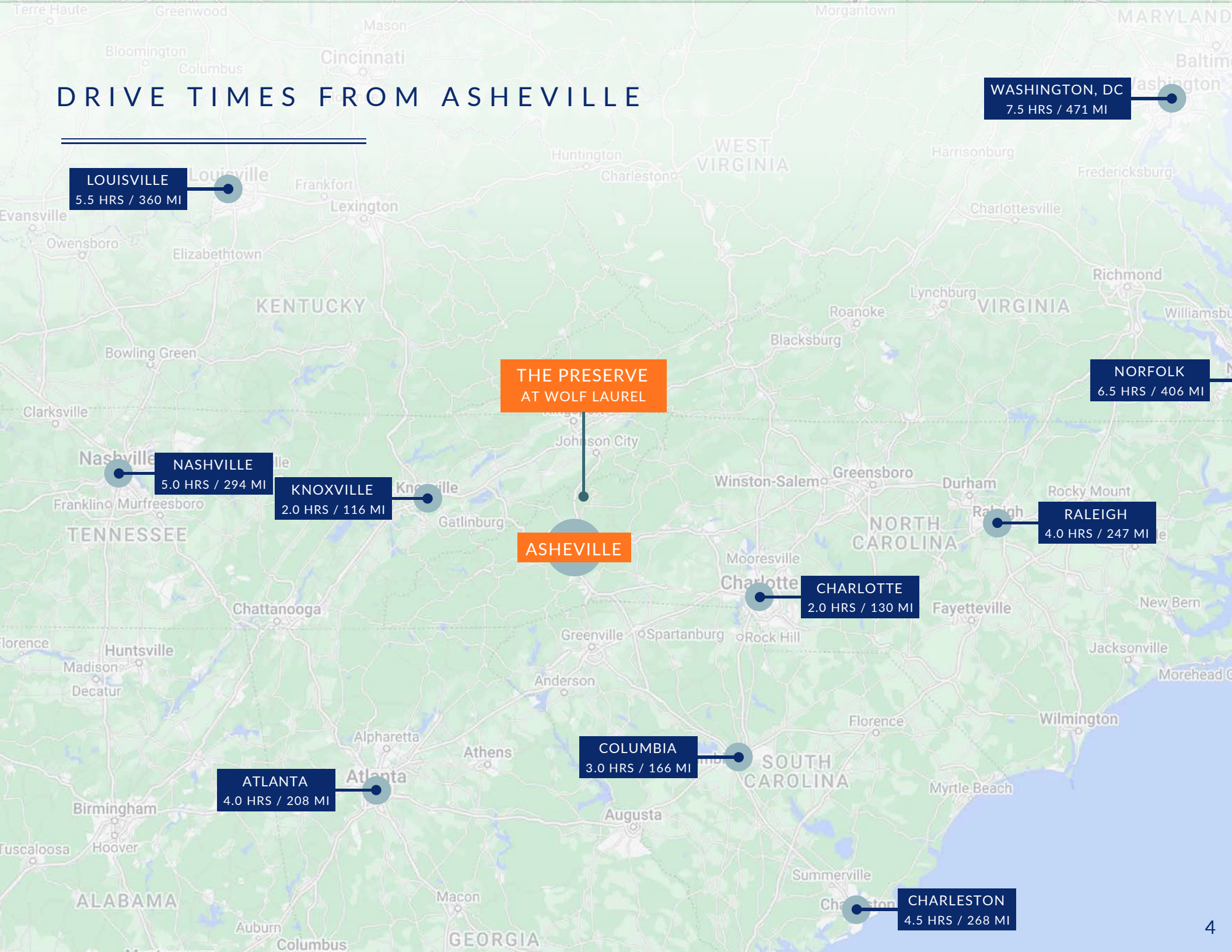
MUNICIPALITY: YANCEY COUNTY, NC

UTILITIES

Water: Carolina Water Service via wells
Sewer: Septic
Power: French Broad Electric Membership
Phone/Fiber Optic: Country Cablevision



DRIVE TIMES FROM ASHEVILLE



THE PRESERVE
AT WOLF LAUREL

ASHEVILLE

LOUISVILLE
5.5 HRS / 360 MI

NASHVILLE
5.0 HRS / 294 MI

KNOXVILLE
2.0 HRS / 116 MI

ATLANTA
4.0 HRS / 208 MI

COLUMBIA
3.0 HRS / 166 MI

CHARLOTTE
2.0 HRS / 130 MI

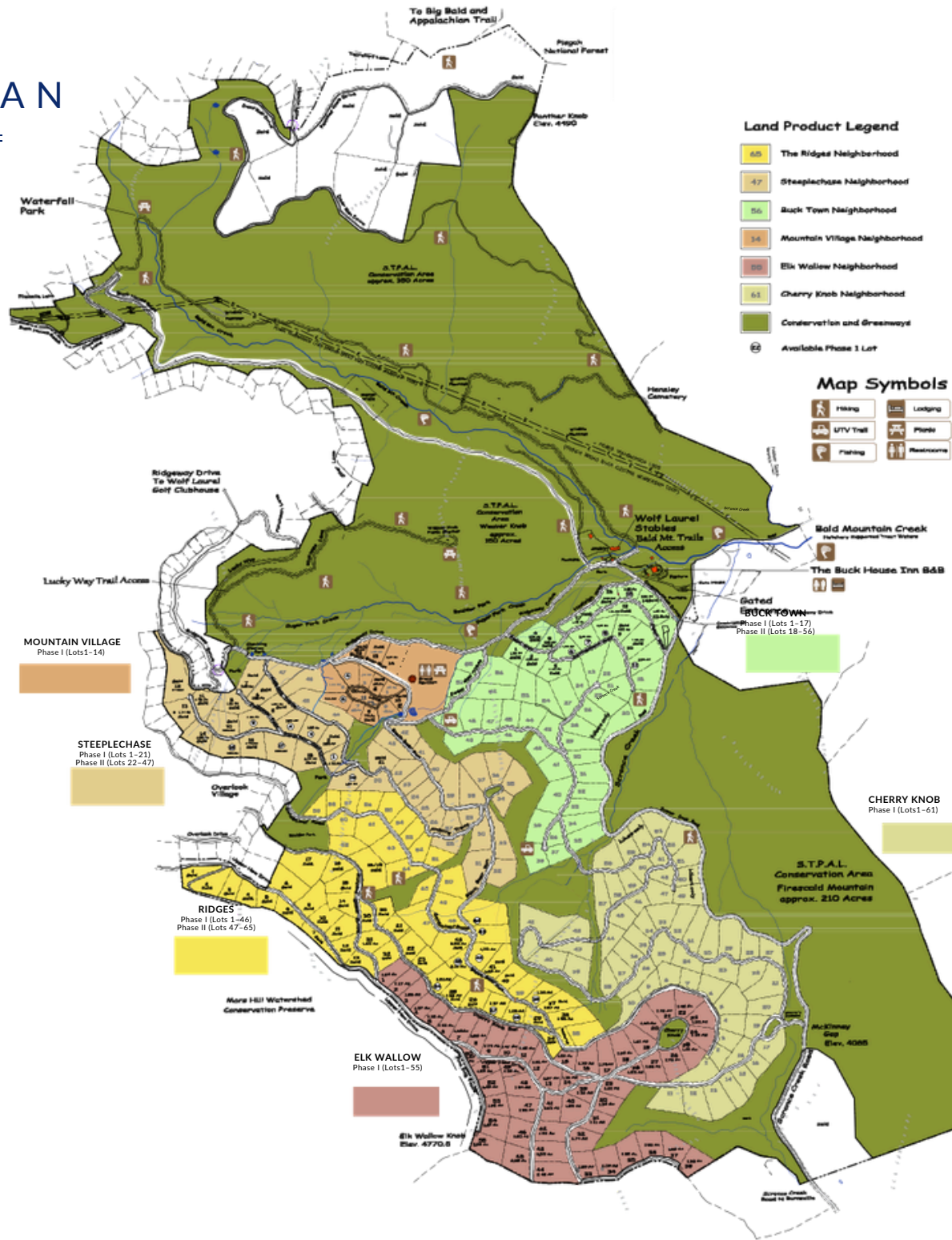
CHARLESTON
4.5 HRS / 268 MI

RALEIGH
4.0 HRS / 247 MI

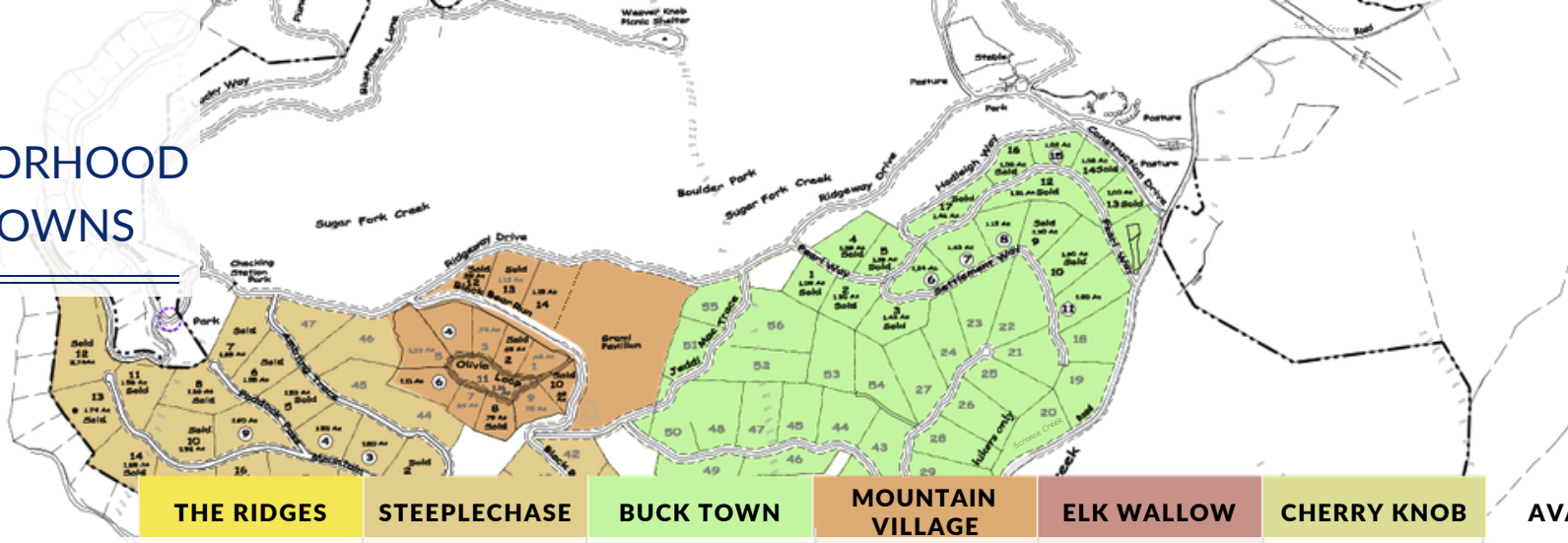
NORFOLK
6.5 HRS / 406 MI

WASHINGTON, DC
7.5 HRS / 471 MI

MASTER PLAN



NEIGHBORHOOD BREAKDOWNS



| | THE RIDGES | STEEPLECHASE | BUCK TOWN | MOUNTAIN VILLAGE | ELK WALLOW | CHERRY KNOB | AVAILABLE |
|---------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------|
| Finished Platted | 8 | 7 | 5 | 2 | 0 | 0 | 22 |
| Finished Unplatted | 3 | 0 | 0 | 7 | 55 | 0 | 10 |
| Under Development | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| Partially Developed | 19 | 27 | 0 | 0 | 0 | 0 | 46 |
| Future Lot | 0 | 0 | 39 | 0 | 0 | 61 | 100 |
| TOTAL | 30 | 34 | 44 | 9 | 55 | 61 | 233 |
| ELEVATION | 4,220' to 4,440' | 3,940' to 4,120' | 3,250' to 3,780' | 3,600' to 3,920' | 4,200' to 4,770' | 3,650 to 4,300' | |



MOUNTAIN VILLAGE
Phase I (Lots 1-14)

STEEPLECHASE
Phase I (Lots 1-21)
Phase II (Lots 22-47)

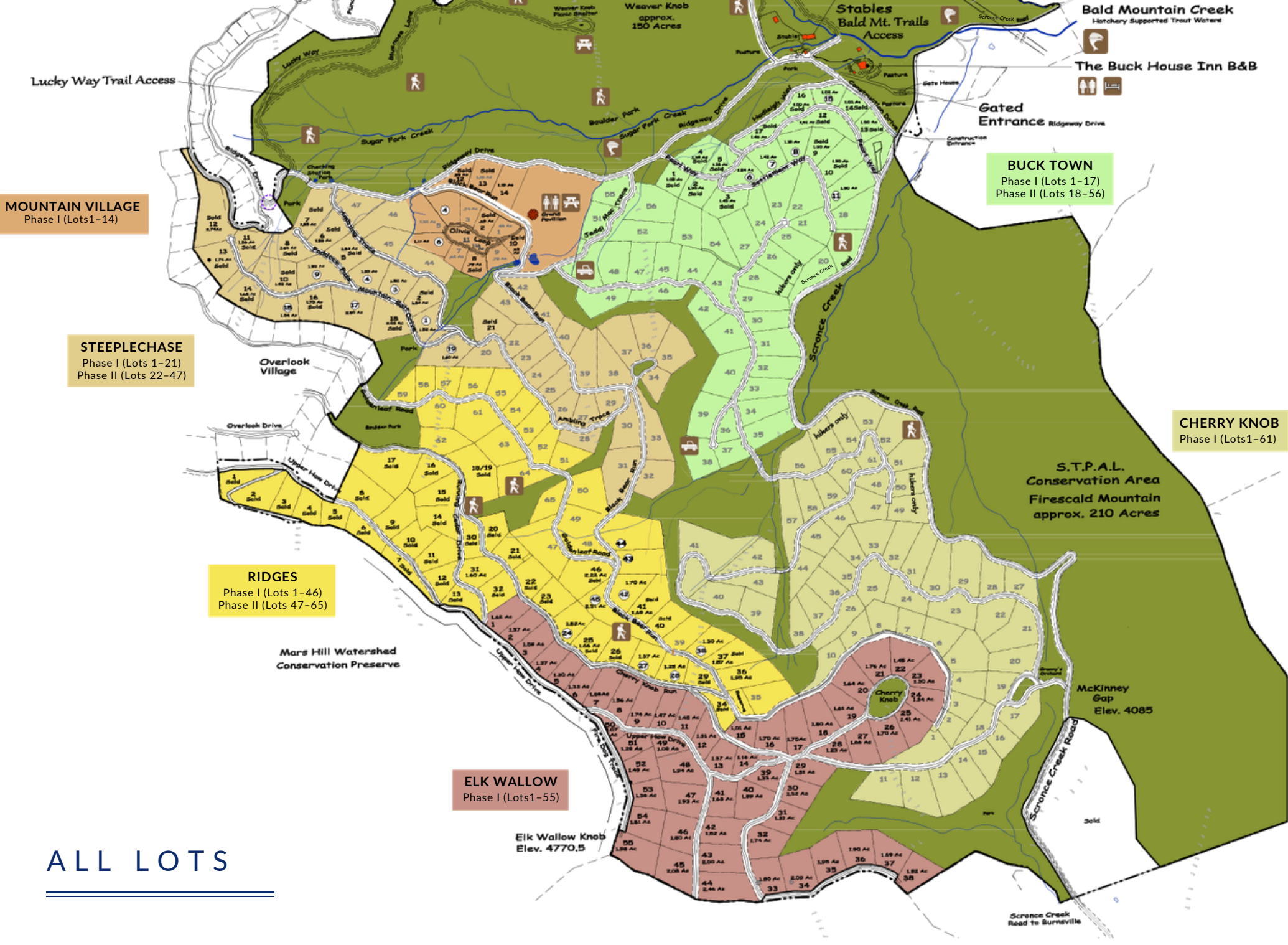
RIDGES
Phase I (Lots 1-46)
Phase II (Lots 47-65)

ELK WALLOW
Phase I (Lots 1-55)

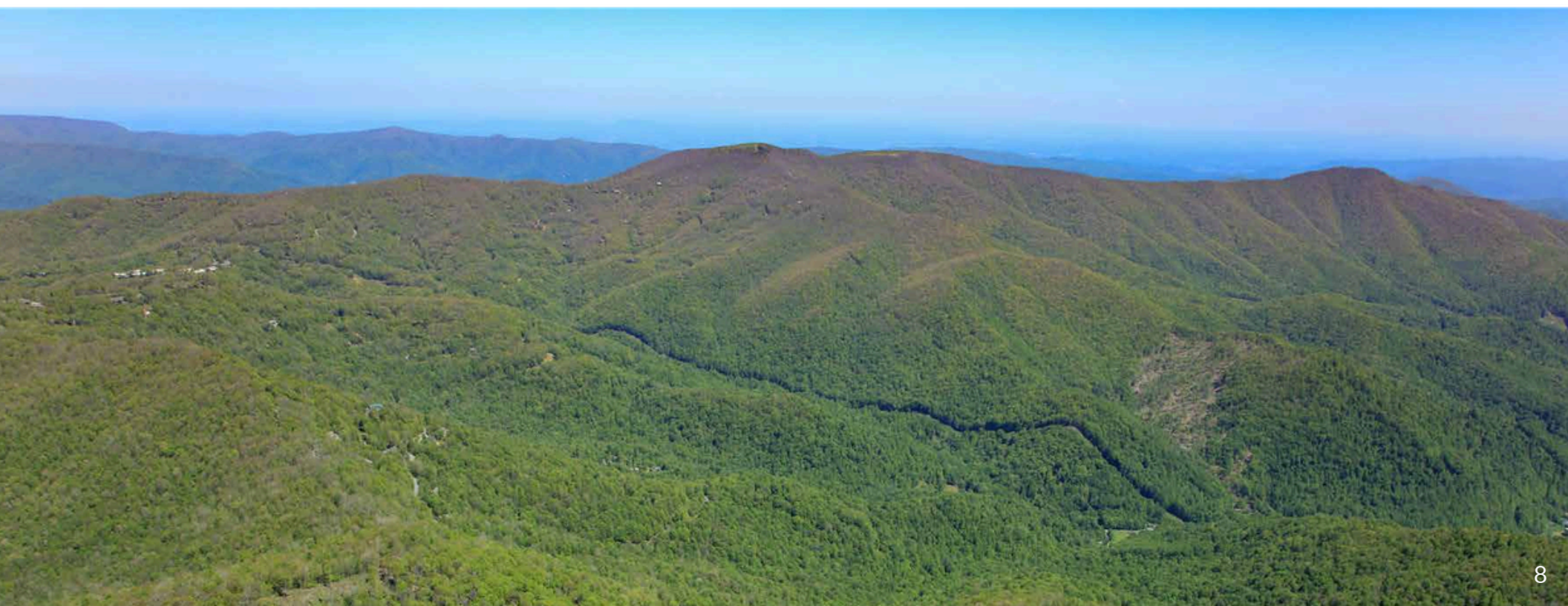
BUCK TOWN
Phase I (Lots 1-17)
Phase II (Lots 18-56)

CHERRY KNOB
Phase I (Lots 1-61)

ALL LOTS



MOUNTAIN VIEWS



SURROUNDING PEAKS



THE PRESERVE
AT WOLF LAUREL

RICE BEND

WEST STREET GAP PEAK
4,440 FT

UPPER HAW KNOB
4,879 FT

BALD MOUNTAIN

SAMPSON PEAK
4,795 FT

ENGLISH

FIRESCALD MTN
4,715 FT

ELK WALLOW KNOB
4,738 FT

SLICKROCK KNOB
4,275 FT

LOWER HAW KNOB
4,600 FT

ROCKY KNOB
3,832 FT

HIGH PEAK
4,373 FT

ED KNOB
3,760 FT

LITTLE CREEK

FAUST

BUTT MOUNTAIN
3,701 FT

Swiss

BALD CREEK

23A

POSSUMTROT

19

RESORT AMENITIES

PROPERTY OWNERS ASSOCIATION

Homeowners have the option to join the larger Wolf Laurel Property Owners Association with access to the following amenities:

- Tennis & Pickleball Courts
- Heated Swimming Pool
- Basketball Court
- Children's Fort Playground
- Outdoor Pavilion
- Stocked Trout Pond
- Amphitheater

www.wolflaurelpoa.com



RESORT AMENITIES



WOLF LAUREL COUNTRY CLUB

The Wolf Laurel Country Club is a private club located within the gates of Wolf Laurel. Additional membership provides access to the following amenities:

- Clubhouse at 5,516' elevation
- 18-hole mountain top golf course
- Fitness Center
- Fine dining by executive chef Tom Fecke (seasonal, during summer and fall)
- Newly renovated lounge with full bar and food

www.wolf LaurelCountryClub.com

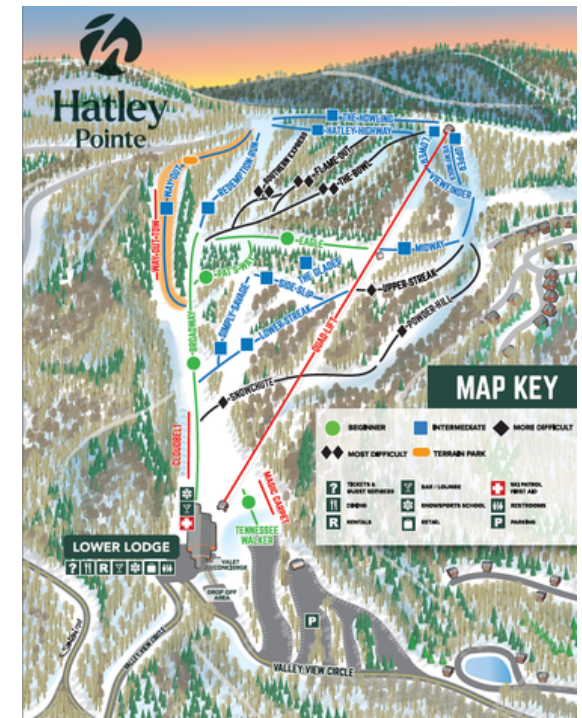
HATLEY POINTE SKI RESORT

Hatley Pointe is a family oriented ski area with 54 acres of skiable terrain for all abilities. The snow tubing park is lit for night tubing and includes a handle tow.

Visitor Choice On the Snow 2022 rated:

- #6 Small Ski Area in North America
- #6 Small Ski Area in United States
- #1 Expert Terrain in North Carolina

<https://hatleypointe.com/>



ADDITIONAL PHOTOS



DISCLAIMER

The material contained in this Broker Opinion of Value is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

THE PRESERVE

AT WOLF LAUREL RESORT

2 3 3 LOTS | 465 ACRES

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