

Highland Lake

Someplace Real



“Embrace Local Food
Production –
Farm to Table Living –
Someplace Real!”

Welcome to the Farm at Highland Lake Village!

Ever wish you could live at your CSA? Or move to a neighborhood where everyone is as excited about fresh, healthy food as you are? That’s the idea behind the newest neighborhood at Highland Lake Village designed, built and marketed by the awarded winning team at Highland Lake. Instead of being built around a pool, tennis court or golf course, this neighborhood is centered on a working farm. Well underway on a prime parcel adjoining the Neighborhood at Highland Lake Village these 27 nearly 1 Acre, Low-Maintenance Building Lots are a rare find in Historic Flat Rock. A streamline, customer-centric building experience is assured as the Team at Highland Lake is the exclusive on site building company! Better hurry as there are only 3 “Express/Builder Ready Homes” planned in 2023 ranging in size from 1,450 to 1,750 sqft with open living and gathering area layouts including 3 Bedrooms with 2 baths and 2-Car Garages. Designed in the Farmhouse, Craftsman and Bungalow styles, our Farm Residences incorporate generous standard and upgraded amenities that include:

- Low Maintenance Exterior Veneer and Lifetime Architectural Profile Shingles
- Natural Gas Fireplaces (Upgraded with Shiplap Trim Details)
- Wood Floors (Upgraded - In All Areas Except Bathrooms)
- Ceramic Tile Floors (Standard - In Selected Areas)
- Quartz Countertops (Upgraded in Kitchens and Bathrooms)
- Waypoint® Cabinets with Soft Close Drawers and Doors
- LED Lighting Package with Upgraded Fixtures
- Tank-less Hot Water Heater with Recirculating Pump and AI Technology
- Spa-Like Master Bathrooms w/ Tile Showers and Soaking Tubs (Where Shown)
- Whole House “Energy Star” Rating/Certification
- Trane® High Efficiency HVAC Systems



Join us as we create the First Energy Star Rated “Agrihood” in Henderson County, North Carolina.

Thinking Globally and Acting Locally Just Got A Whole Lot Closer to Home!

Hurry – Only 2 “Express/Builder Ready” Homes Available in 2024

Your Lifestyle - Healthy - No Worries - Low Maintenance

With all the amenities you expect from a Highland Lake Village home your ownership experience through your membership in the The Farm at Highland Lake Village HOA with monthly fees in the \$270's is designed to offer you the additional conveniences of:



- **Included Lawn and Open Space Lot Maintenance (Planting Beds Excluded)**
- **Private Road Maintenance**
- **Optional Membership in The Farm CSA at Highland Lake Village (Operated by third party)**

Please see a sales representative for full details, sales contracts, CCRC's and related HOA information.

All Prices Subject to Change Based on Final Sales Contract. All Renderings, Floorplans, Site Plans Subject to Revisions.

All residential homes are privately owned by a third party and in some cases Sales, Marketing and/or Property Management Services are provided by Highland Lake Properties, LLC. All amenities and facilities at Highland Lake including but not limited to The Lake, Boats, Season's Restaurant, The Highland Lake Inn and the farm and garden experience in the Garden Hamlet Cottages are privately owned and in some cases open to the Public. These amenities are incidental in nature so please check with respective incidental amenity regarding availability and pricing. Please note that prior use of any incidental amenity at Highland Lake does not constitute nor guarantee future use as all incidental amenities at Highland Lake are privately owned by a third party and no representation is made or implied of ownership or use rights to any purchaser of real property at Highland Lake. All incidental amenities are subject to change of ownership, use and availability at any time. All presented discounts are subject to change or may be withdrawn at any time. Highland Lake is marketed exclusively by Highland Lake Properties, LLC and developed by Real Places, Inc. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Highland Lake by residents any state or jurisdiction where prohibited by law. All Property in the proposed area of development is subject to the CCRC's of The Highland Lake Master Association, Inc. and it is contemplated that the proposed area will be governed by a sub-association of the HLMA, Inc. Each lot is subject to the CCRC's, Association Fees, etc. of the HLMA, Inc. and the Farm Sub-Association. All prices, plans and future planned development are subject to change without prior notice. ©2017-2023. Updated January 2023

Marketing/Sales by Highland Lake Properties, LLC
NC Real Estate Firm License # C13843

Development and Building by Real Places, Inc
NC General Contractor License # 82391

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Realtor Participation Welcome
Please Read CCR's Prior to Signing Anything
Void Where Prohibited by Law
BIAL – 2001 Best Smart Growth Community – 151 Units and over



HIGHLAND LAKE

Standard Construction Specifications

Updated – January 2024

Our standard specifications provide a gracious home with superior architectural design and space layout, well proportionated interior and exterior trim and unexpected special details. Every Home is Energy Star® Certified.

FOUNDATION

- Poured concrete spread footings
- 8” Block foundation up to a minimum 4 blocks high
- Foundation vents as required by code
- Seal plate attached with bolts

FLOOR SYSTEM

- Wood I-beam or truss engineered floor system
- Advantech® board floor sheathing or equal

EXTERIOR WALLS

- 2”x4” studs @ 16” on center
- 2”x4” Top and bottom plates
- Double 2”x4” Headers
- 7/16” Oriented strand board or Huber Zip Wall system or fireboard (As Appropriate)

INTERIOR WALLS

- 2”x4” Studs @ 16” on center
- 2”x4” Top and bottom plates

ROOF SYSTEM

- Engineered trusses (may alter sloped ceilings)
- 19/32” Oriented strand board roof Deck or Huber Zip Roof® system
- Titanium® roofing felt or equivalent
- Lifetime dimensional roof shingles

PLUMBING

- Quartz vanity tops in bathrooms (Upgrade)
- Tile & Fiberglass white tub and shower combination in bathrooms
- Delta® tub and shower valve in bathrooms
- Elongated “Comfort Height” water closet
- Delta® lavatory faucet
- Farm sink in kitchen – Builder Selected
- Ice maker connection
- Navien® Instant HWH w/ Re-Circulation Line & AI Technology
- Washer/Dryer connections
- 2 Exterior hose bibs, front and rear
- PVC Sewer drain and vent lines
- PEX Water lines

HEATING & AIR CONDITIONING

- Trane® High Efficiency gas furnace
- Trane® Central Air Conditioning with Min. 14.5 SEER Energy Rating
- Automatic LED thermostat control
- Ducts installed per code
- Clothes dryer vent

APPLIANCES

- Bosch® NG self-cleaning oven with range or equivalent (Upgrade)
- Bosch® dishwasher or equivalent (Upgrade)
- Vent less Whirlpool Microwave / Hood
- 1/2 HP Disposal
- 110 Volt smoke/CM combo alarms

WIRING

- 200 AMP 30 Circuit electrical panel in homes
- Exterior receptacles, 1 in front and rear
- Receptacles in all rooms as per code
- Clothes dryer connection
- 1 prewired phone jacks
- 3 prewired television jacks
- Garage door opener receptacles
- Switched overhead light/fan box in master bedroom, Bedroom 2 & 3, dining room, entry and hall
- Ground fault safety circuits as required by code
- Lighting fixtures as selected by Builder
- Car Charger Outlet – Pre-Wire

INSULATION

- R38 Blown in and batt insulation in ceilings
- R13 Fiberglass batt insulation or blown in cellulose in exterior walls
- R19 Floor insulation in crawl space
- Insulation baffles
- Attic access where applicable/Energy Star® Insulation Package

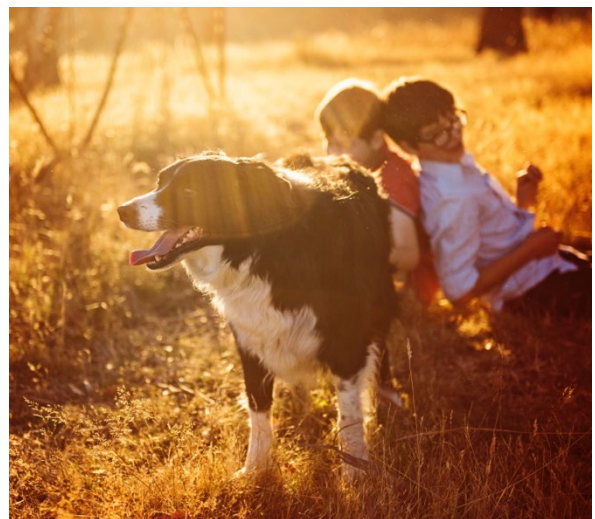
INTERIOR FINISH

- Sheetrock interior finish with 2 coats
Paint – 2 colors/walls, 1 color trim/doors
Sherwin Williams® or equivalent
- Farmhouse or Craftsman style molded interior doors, painted
- Lever handsets on interior doors
- 6” interior baseboards and 4” door & window casings, Painted
- Pre-Finished Hardwood in Main Living Areas & Master Bedroom
- Carpet in bedrooms
- Tile or equal
in kitchen, baths and laundry area
- Waypoint® cabinets with quartz tops (Upgrade)
- Vinyl wire shelving in closets

Specifications subject to change. Real Place, Inc reserves the right to substitute materials of equal value. Build time is estimated at approximately 7.5 months.

EXTERIOR FINISH

- Cement fiber exterior siding with two coats of paint
- Stone and brick details as per plan
- Heavy texture cement finish on exposed crawl space
- Primed composite fascia/eave, primed composite corners, continuous vented Hardi™ soffits
- 6” Aluminum gutter and downspouts with baked on finish and leaf protection
- Steel insulated entrance door – painted
- Schlage® Digital Deadbolt on front door
- Schlage® handset door hardware
- JELD-WEN® 2500 clad double hung windows - Energy Star Certified
- Concrete patio or wood decks
- Insulated sectional garage door with automatic opener and remote
- Landscaping Includes:
Approx. 16 qty three-gallon shrubs
2 qty medium size trees
Sod in front yard
Straw and Seed remainder of property
Mulch in beds



HIGHLAND LAKE

Express/Builder Ready Home Purchase Process

(May Be Modified at Any Time by Developer and/or Highland Lake Properties, LLC)

Once you've decided that Highland Lake Village is your *Favorite Place*, our Highland Lake Properties, LLC Sales Team and the Real Places, Inc. community building team will take you through a 7 Step process that will ensure your complete satisfaction with your new home.

- Step 1** **An "Express/Builder Ready" Home is selected.**
- Step 2** **A Purchase Contract is prepared and a Deposit of 10% of price of Home Package is collected by builder (3% of PP held in escrow w/ builder attorney and 7% released to builder).**
- Step 3** **Any financing contingency is met by the purchaser per the purchase contract.**
- Step 4** **Upon completion of the framing of your home, the builder invites you to walk through your new home to orient you on features, etc. (If applicable)**
- Step 5** **Construction of your new home is completed.**
- Step 6** **You make your final walk through of your new home with a representative of the builder.**
- Step 7** **You're closing is completed, with balance of payment due in full and its official – Welcome to Highland Lake Village, Your Favorite Place.**

Void Where Prohibited by Law

Prices Not Guaranteed until contract and are Subject to Change and Possible Materials Surcharge

General Contractor – Real Places, Inc. NCGC Lic # 82391

Developer – Real Places, Inc.

Marketed By Highland Lake Properties, LLC- Representing the Seller NCRE Lic # C13843

It is intended that Home Financing be Carried by Development and/or Building Company during duration of Build

Subject to Developer/Builder Lender Approval.

See sales representative for details.

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Use of any incidental amenity at Highland Lake is at the owners and/or guests own risk. New Construction at Highland Lake is marketed exclusively by Highland Lake Properties, LLC and developed by Real Places, LLC. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Highland Lake by residents of any state or

jurisdiction where prohibited by law. Properties managed by Highland Lake Properties, LLC are not affiliated with the Highland Lake Inn. All prices, plans and future planned development are subject to change without prior notice.

All Property in the proposed area of development is subject to the CCRC's of The Highland Lake Master Association, Inc. Additionally the Farm at Highland lake Village is governed by a sub-association of the HLMA, Inc. – The Farm at Highland Lake Village HOA, Inc. Recorded CCRC's for both associations are available – see sales associate for details.

This document package is general in nature and may be modified as phase development and building program matures and is not intended to be used for interstate land sale purposes.



HIGHLAND LAKE VILLAGE

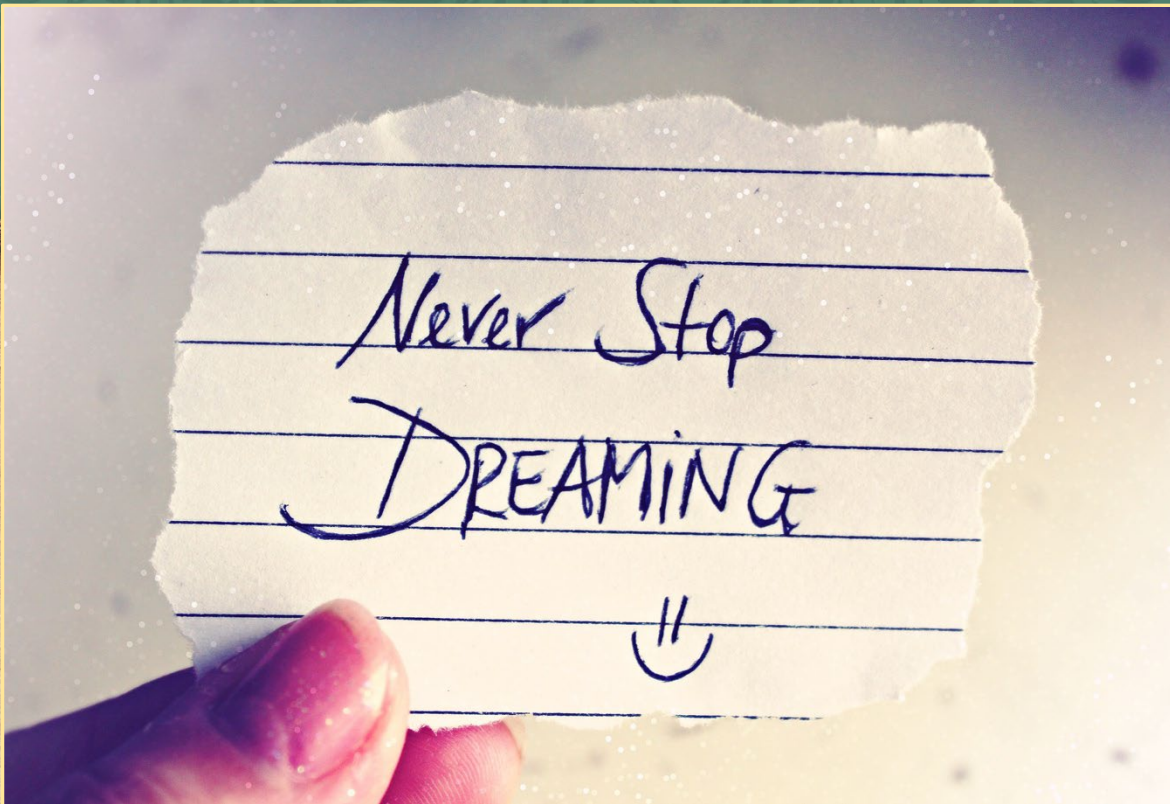
The Farm – CSA (Community Supported Agriculture) Garden

How is the Farm Part Going to Work?

Throughout the 30 plus year history of the greater 200+ Acre HLV community, there have been professionally managed gardens. Having grown up on a family mini farm just three miles from here, gardening has been part of our founder and developer, Kerry Lindsey's family history since 1950, and now an integral part of the HLV community's DNA.

Every project created here has included a garden. Each has had different functions and levels of access.

- The original garden was the one at the Inn that drove the first garden-to-table concept fine dining offering in the area, the portion of the original garden that went with the sale to the Inn allows their paying guests to walk through their gardens, and they provide a few plots for to HLV residents for private use for a fee, as do we.
- Treska's Garden and Greenhouse adjoins the Hamlet and the Inn properties and is the private property of several generations of the Lindsey Family. Its produce is utilized in family culinary businesses such as here at the retreat center, the girl's school, off premise catering and products for farmers' market operations.
- The third was the farm at the center of the Garden Hamlet that made it a one of a kind vacation rental community, The Garden Hamlet's farm/garden area is used primarily for goats and sheep which provide the main tourist draw for those units. Adjoining garden plots are available to owners on a fee basis.
- The fourth garden area is in the Cove and is used for their culinary events. Although hours of access thru the Cove area are limited due to the privacy our retreat guests expect, we do open those gardens to visit during our farm-to-table culinary events.
- The fifth was laid out by Ed Lastein in the Courtyard area of Unit 11 site plan. Residents to date have chosen to only have grass there although they still have the option for a community garden there if they so choose.
- Lastly, we've gardened in the Farm area on an off for years, and created a CSA (subscription garden) there for Neighborhood residents back in the early days of the development. While the dedicated farm area will continue to operate as an extension of our historic growing operations (i.e. grown and managed by a third party entity) we may have plot and CSA memberships available again to residents of the Farm if there is adequate demand.



Small scale agriculture as a business is a permitted use both in RC and PMUD's, and has been part of our business model since our inception in 1985. We feel strongly that communities should have the capacity to grow part of their own food, and gardens are encouraged on any private lot within this community. It is important to recognize that our growing areas are businesses in support of a particular hospitality or residential experience. As such they retain the rights like any business to set hours, regulate access, create products for new markets and set the conditions for customer participation.

Like any business, the customer participates, or not, at their sole discretion. And the landowner on Lots' 22, 23, 24, 25 26 & 27 are an integral part of the farming story. Please consult the CCRC's, Plats and your sales representative for more details.

Finally community based subscription farming requires community participation in the form of patronage in order to ensure success. Additionally, labor, weather and other input items can affect the ability of a community supported farming business to operate as a going concern. That said there is no guarantee implied or otherwise that a CSA Garden or Farm will operate in perpetuity at The Farm neighborhood or throughout the grounds of Highland Lake Village. Should the Farm enterprise cease operations the land will be returned to a grass pasture like area and Lots 26 and 27 will be developed as lot/home sites.

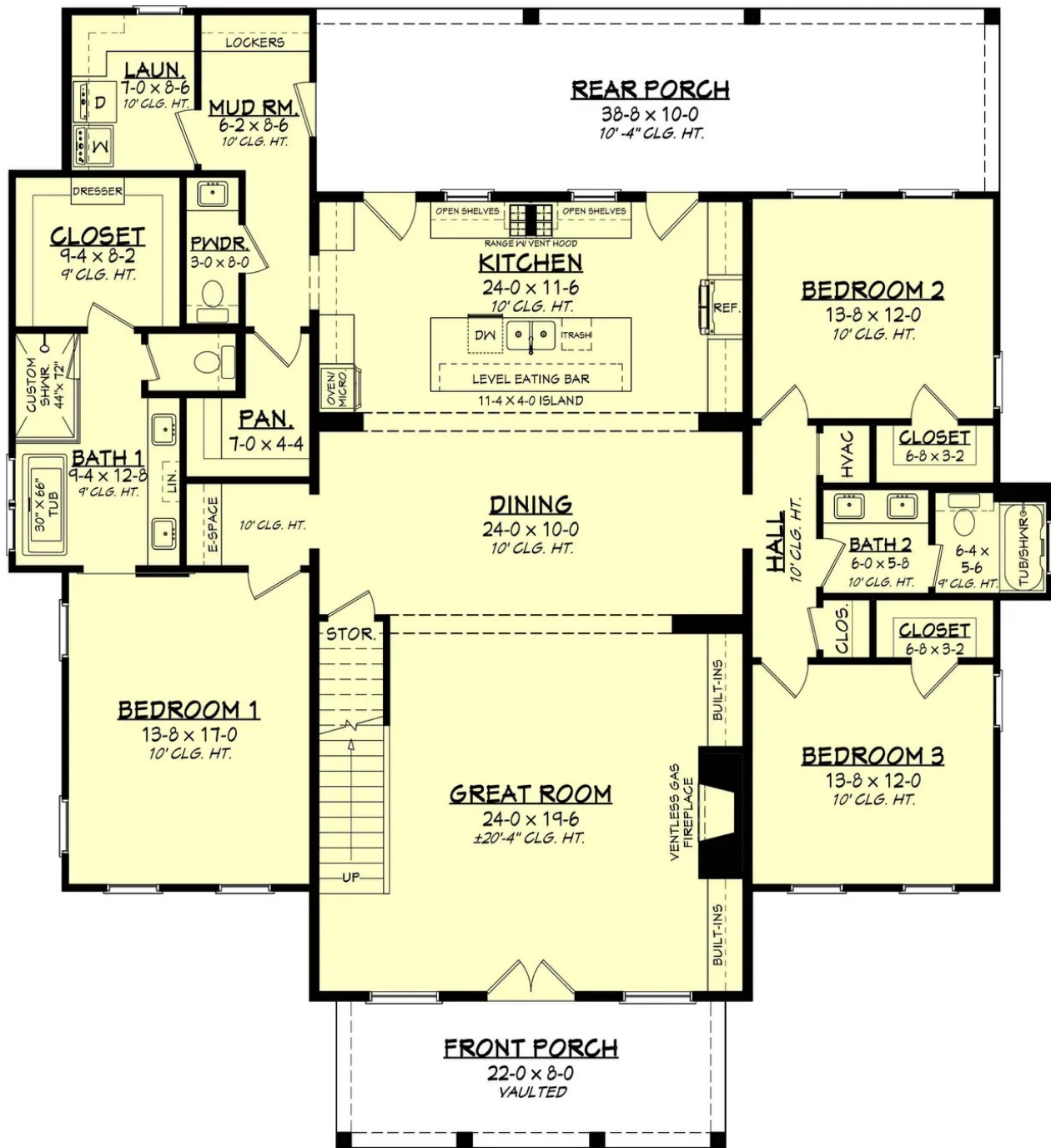
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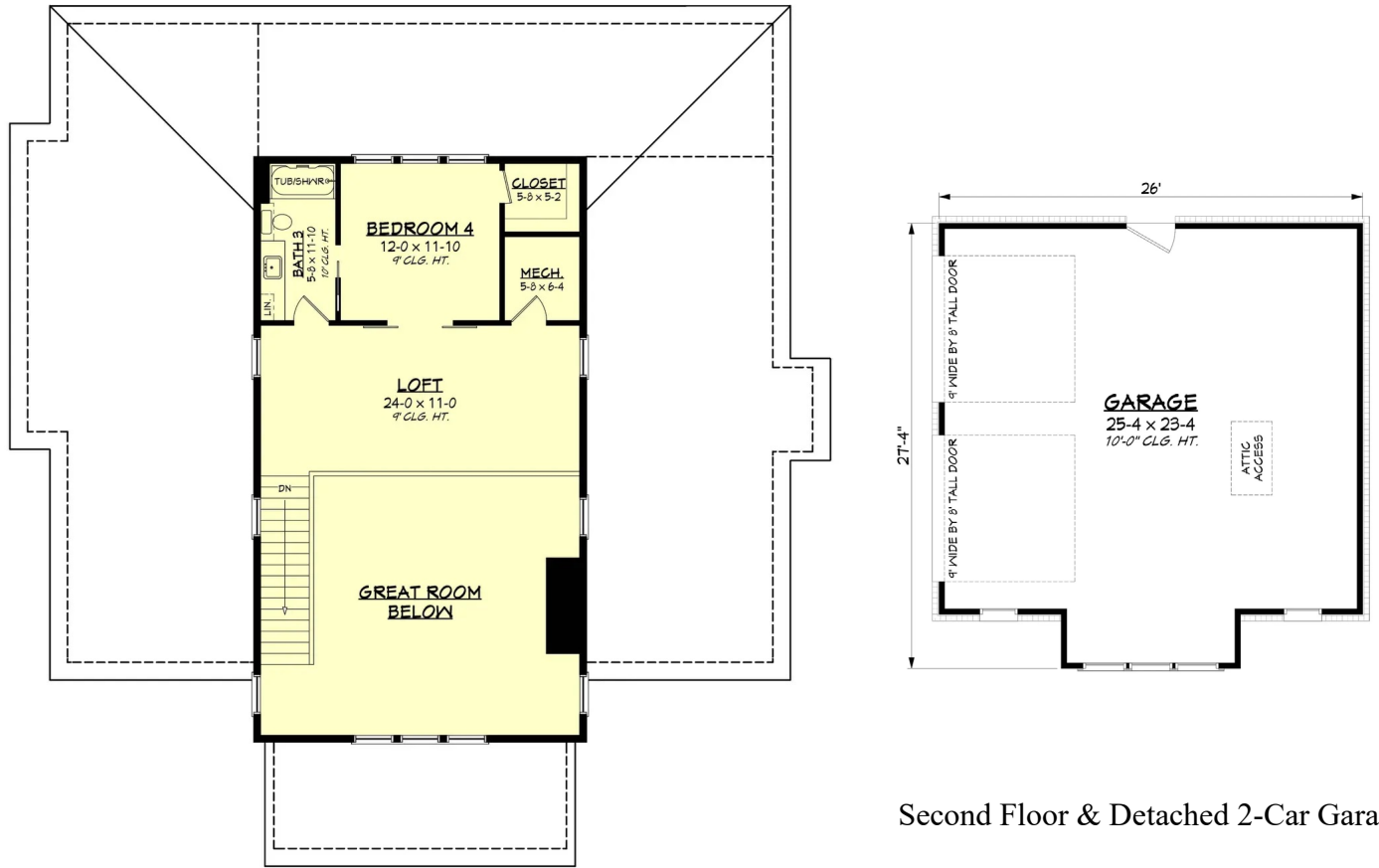


The Farm at Highland Lake Village

The "Evermore Farmhouse"

First Floor





Second Floor & Detached 2-Car Garage

Square Footage Breakdown

- Total Heated Area: 2,992 sq. ft.
- 1st Floor: 2,392 sq. ft.
- 2nd Floor: 600 sq. ft.
- Porch, Front: 176 sq. ft.
- Porch, Rear: 387 sq. ft.

Beds/Baths

- Bedrooms: 4
- Full bathrooms: 3
- Half bathrooms: 1

Dimensions

- Width: 59'
- Depth: 62'
- Max ridge height: 32'

Garage

- Type: Detached
- Area: 661 sq. ft. (26' W x 27' 4" D)
- Details: 2 Cars
- Location: Rear

