



ALL THE BOXES ARE CHECKED,  
AND CHECKED IN A MOST REMARKABLE FASHION

Like the people who choose Balsam, our amenities are each unique, filled with character, and always inviting, particularly our Arnold Palmer golf course, which may be the most scenic mountain course in America. Here owners are immersed in the beauties of nature with plenty of wide open space to pursue an active lifestyle.

4,400 ACRES, JUST ONE RESIDENCE PER 12 ACRES

75% CONSERVANCY LAND

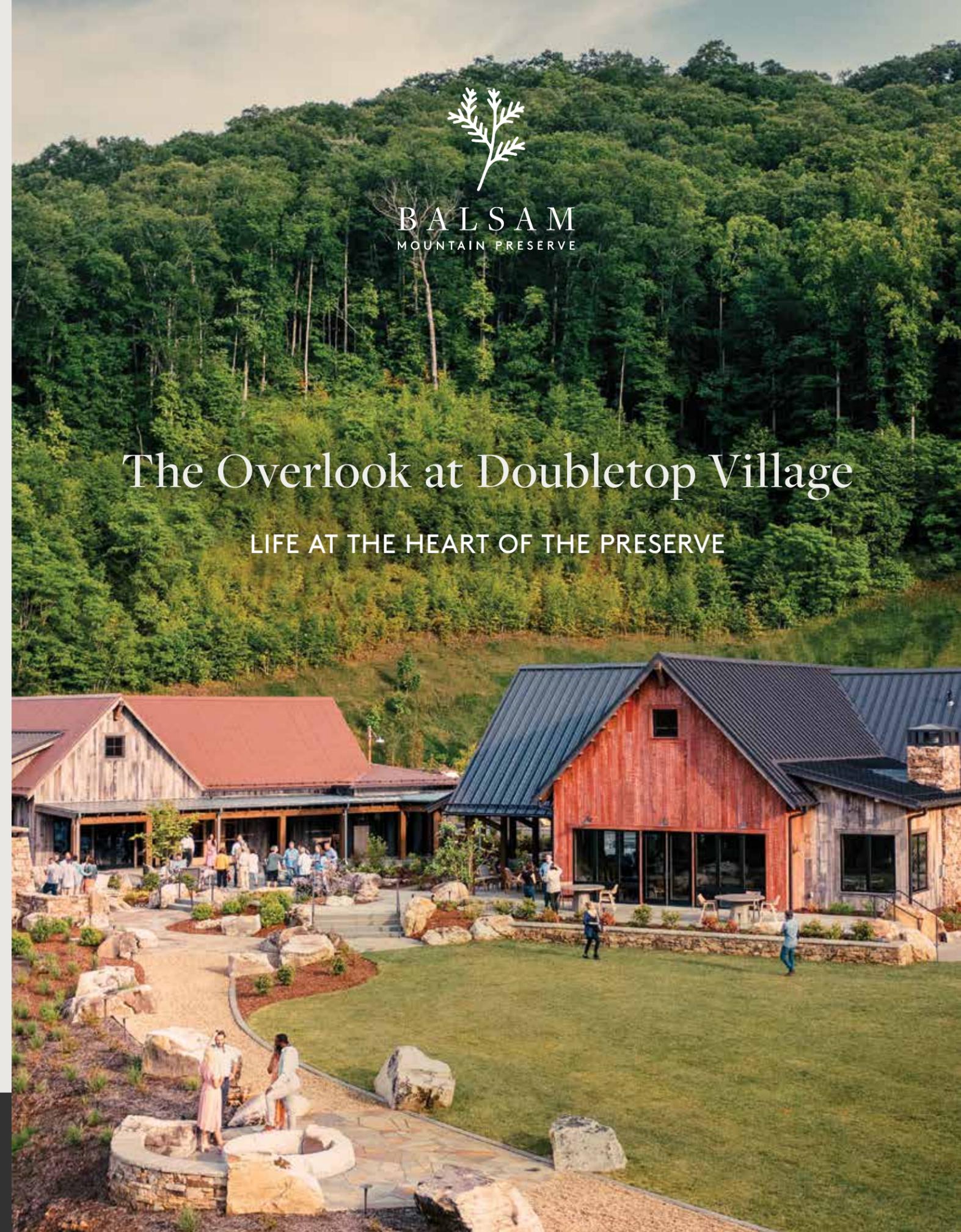
42 MILES OF TRAILS FOR HIKING, BIKING, AND HORSEBACK RIDING



Visit Us: 81 Preserve Road, Sylva, NC 28779

Contact Us: 828.631.1042 | [info@balsammountain.com](mailto:info@balsammountain.com)

[balsammountainpreserve.com](http://balsammountainpreserve.com)



BALSAM  
MOUNTAIN PRESERVE

# The Overlook at Doubletop Village

LIFE AT THE HEART OF THE PRESERVE

The Overlook at Doubletop Village is the dramatic debut of what will be 22 residences at the vibrant heart of the Preserve. This first phase offers stunning views across the Palmer Practice Park to the course and mountains beyond. For golfers, a true paradise, literally steps to the tee. But all of Balsam is at one's doorstep here. The fitness, equestrian, and nature center are close by. But perhaps the highlight is the short stroll to Mine Tavern and Summit House to savor gourmet meals, and the camaraderie of fellow members gathered around firepits in the evening.

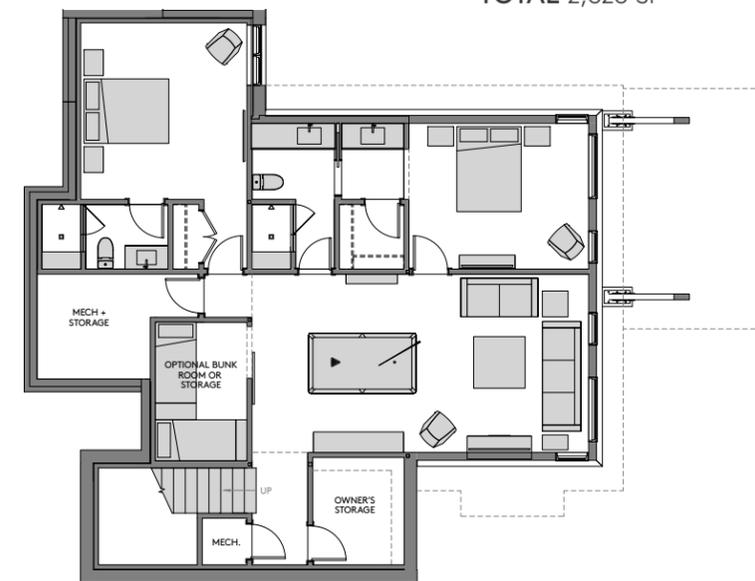
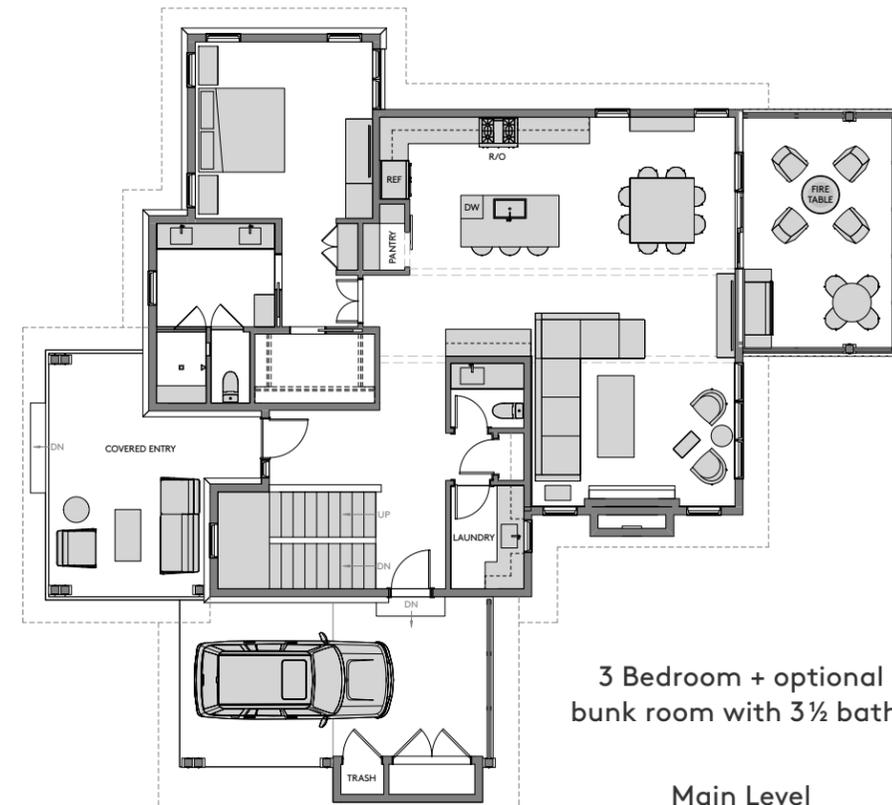


### ARCHITECTURE TAKES CENTER STAGE

These are spacious homes, informed by elements of classic farmhouse architecture but with a decidedly mountain-modern design. With three bedrooms and an optional built-in bunk room, the residences feature white oak plank flooring, stone hearths, abundant light, and airy kitchens. Beyond architecture, this first release features an association model where all outside maintenance and upkeep are provided.

### TURNKEY, WORRY-FREE, LOCK & LEAVE

Designed to make luxury mountain living easier than ever, each residence features the accommodating option of being fully furnished by one of the region's most celebrated interior design firms — all the way to silverware and linens — luxurious meets effortless. Adding additional luster to this opportunity, when not in residence, owners have the opportunity to enter their home into the Preserve's property rental and management program.



### RESIDENCE FEATURES

#### Exteriors

- Zip System® roof & wall sheathing
- High-density Garapa wood decking & siding
- 1 x 6" vertical-grain Douglas Fir soffits & porch ceilings
- Exterior cedar beams
- Custom steel brackets, deck banding, & structural columns
- Cable railing with Garapa posts on rear porch
- Rusted Corten steel siding details
- Kolbe windows & French doors
- 24-gauge standing seam metal roof
- Natural Tennessee fieldstone masonry siding
- 2¼" mahogany front door with three-point locking system
- Outdoor gas firepit option on rear porch
- Optional outdoor kitchen/grill with hood vent

#### Interiors

- Gas fireplace with wood-burning option
- Iolite LED recessed dimmable lighting throughout the home
- Select grade white oak flooring & stairs
- Stained Douglas Fir ceilings
- 8' TruStile paint-grade interior doors on main level & 7' TruStile paint-grade doors on lower level; frosted glass doors for wet areas; stained select alder upgrade option
- Caesarstone quartz countertops in kitchen, bathrooms & laundry; granite as an alternate
- Bertazzoni appliance package; Wolf & KitchenAid as alternate options
- Kohler plumbing fixtures; steam/spa shower option for master bedroom
- Custom kitchen & bathroom cabinets
- Designer closet system in master bedroom
- Frameless glass shower doors
- Whirlpool washer & dryer
- Optional wet bar with sink & wine refrigerator

#### Mechanical

- Trane XR15 15 SEER heat pump with multi-zone control system & Skuttle steam humidifier
- 80-gallon hybrid heat pump hot water tank
- Foam insulation on all exterior walls & roof; insulation between floors

Owners will appreciate the quality and attention to detail in the residences, which are crafted by the region's premier contractor, Glenwood Custom Builders.

A variety of design and decorator upgrades are available, including a full-length overlook deck.