



BALSAM
MOUNTAIN PRESERVE



Discover Doubletop Village

The best way to appreciate all that Doubletop Village and Balsam Mountain Preserve have to offer is to visit us. We'd love to welcome you to our one-of-a-kind community and show you everything that makes our Blue Ridge mountain home so incredibly special.

To schedule your visit, just call 828-631-1040.



BALSAM
MOUNTAIN PRESERVE

Visit Us: 81 Preserve Road, Sylva, NC 28779

Contact Us: 828.631.1040 | info@balsammountain.com


balsammountainpreserve.com

Doubletop Village

WHERE LUXURY MOUNTAIN LIVING REVOLVES AROUND YOU



A David Southworth Community

An aerial photograph of a vast, dense green forest covering rolling mountains. The sky is filled with large, dramatic clouds in shades of orange, yellow, and blue, suggesting a sunset or sunrise. The forest is lush and extends across the entire landscape, with some distant peaks visible through the haze.

At Doubletop Village, all the beauty of the Blue Ridge Mountains is right outside your window, while some of the community's most exhilarating experiences are just steps from your door.

Doubletop Village

IN THE HEART OF IT ALL

The residences at Balsam Mountain Preserve are defined by many things. Their distinctive architecture. Thoughtful design. Elevations that seem to kiss the clouds. And a thousand small details that all add up to an incomparable Blue Ridge Mountain lifestyle. Residents of our newest neighborhood, Doubletop Village, enjoy the best of Balsam living and something more. A location right in the center of it all.



Doubletop Village is a vibrant neighborhood of enchanting luxury homes located right in the heart of the community—and within easy walking distance of many of Balsam’s most-loved amenities. From the front door of your Balsam Craftsman home, you’re just a short stroll in the clear, mountain air from the Clubhouse, Mine Tavern, the first tee of our acclaimed Arnold Palmer Signature golf course, Palmer Practice Park, and more.



Doubletop Village

With four distinctive home designs to choose from, each offering truly spectacular mountain views, along with bonus features like golf cart garages, the Doubletop Village lifestyle is one of relaxed luxury, convenience, and limitless opportunities for special moments shared with family and friends.



BIRCH Cottage

BEDS: 4 | BATHS: 4.5 | 2,757 SQ FT

The Birch is a charming cottage featuring a wall of windows that flood light into both the upper and lower floors. This home design packs so much into a smaller footprint, with separate living areas on each floor, along with four roomy bedroom suites. Enjoy the cool mountain air and expansive mountain views from your back porch, which can be accessed from both the living room and master bedroom.



Rendering does not show the attached garage or room above the garage.

First Level

Living Space
1,397 SF
Garage & Storage
395 SF



Second Level

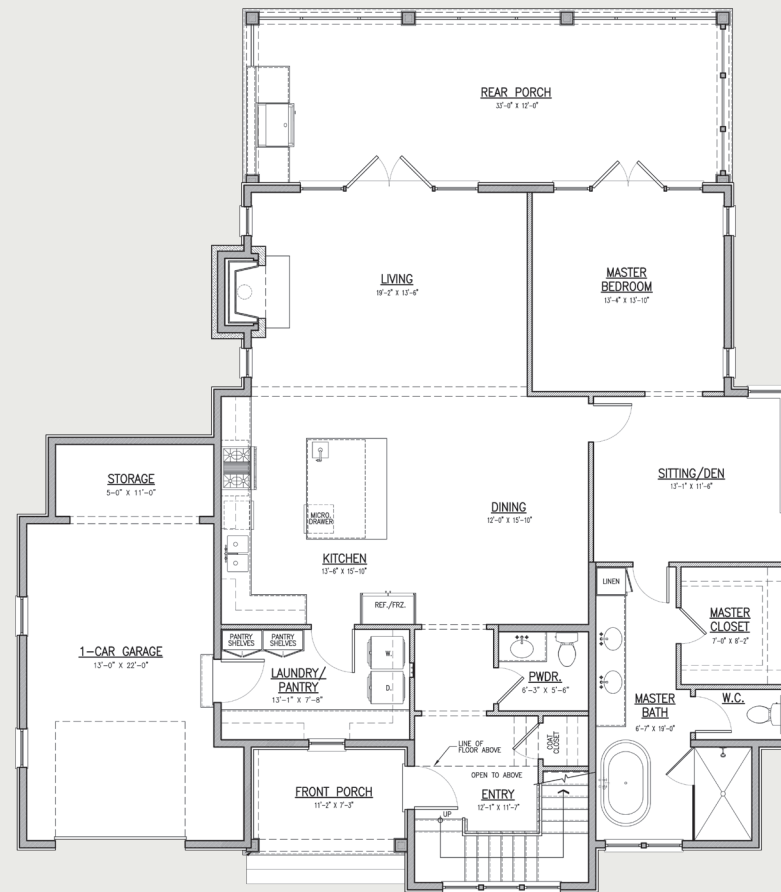
Living Space
1,360 SF

Floorplans and renderings are representative, not to scale, and subject to change. All dimensions and square footages are approximate. This piece is for information only and not an offer to sell property to, or a solicitation of offers from, residents of any area that requires prior registration of real estate.

LAUREL Cottage

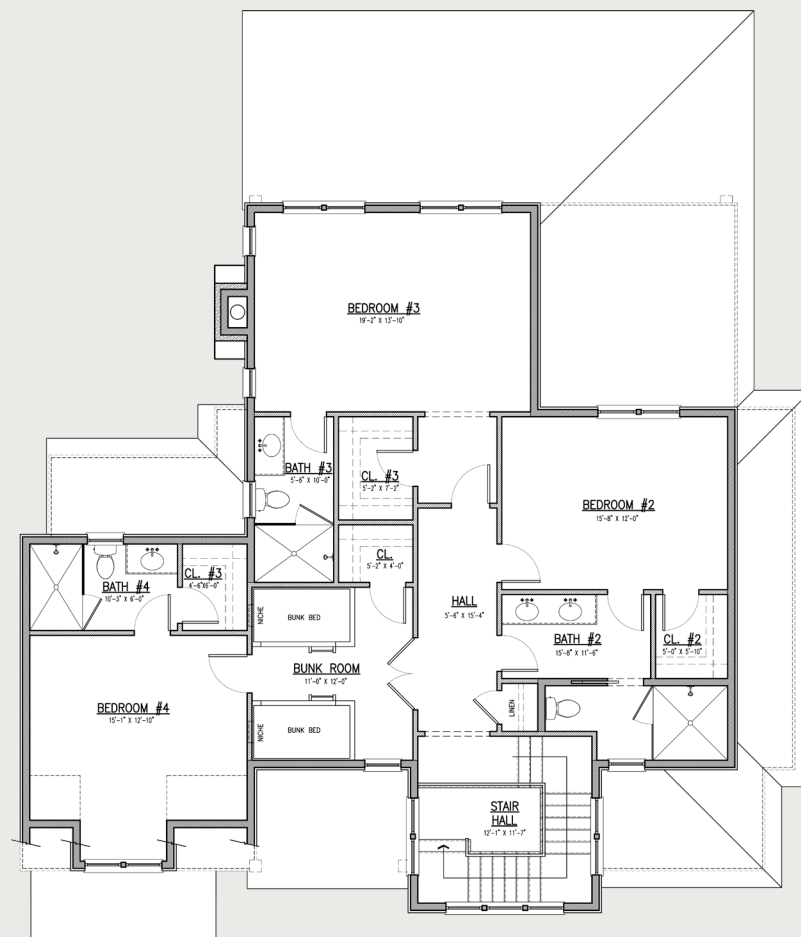
BEDS: 4 | BATHS: 4.5 | 3,141 SQ FT

The Laurel Cottage enhances the characteristics found in the Birch model by introducing the addition of a sitting room within the master suite and providing extra living space throughout the dwelling. The fourth bedroom is notably spacious, offering the versatility to accommodate a den, home office, or even bunk beds. This Cottage gives you space on the front porch for a few comfy rockers, while the signature covered rear porch is the ideal spot for grilling and spending time with friends and family in the great outdoors.



Second Level

Living Space
1,461 SF



Rendering does not show the attached garage or room above the garage.

WILLOW Cottage

BEDS: 5 | BATHS: 5.5 | 3,196 SF

The Willow is our largest cottage. With over 3,400 square feet of indoor and outdoor living space, it gives you the opportunity to invite all your friends/family to enjoy the mountains with you. This elegant home can be configured with five separate bedroom suites, or with four bedrooms plus a game room, art studio, or office above the two-car garage. Its unique design also allows for a more intimate dining experience versus a fully open floor plan. Or, you could opt to eat al fresco on the spacious covered porch overlooking the village green.



Rendering does not show the attached garage or room above the garage.

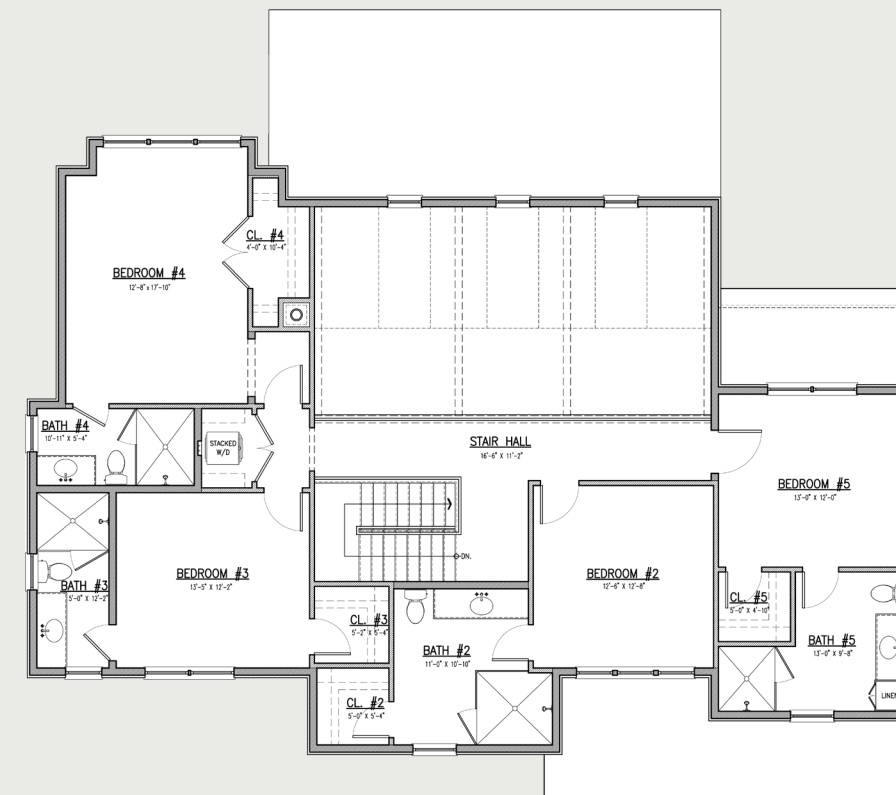
First Level

Living Space
1,674 SF
Garage & Storage
341 SF



Second Level

Living Space
1,522 SF



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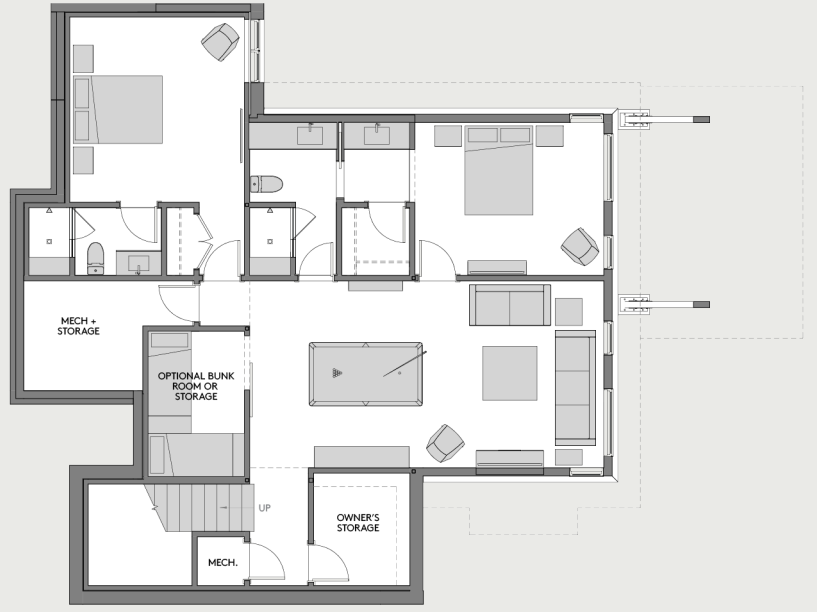
POPLAR Cottage

BEDS: 3 | BATHS: 3.5 | 2,626 SF

The Poplar represents the epitome of mountain modern architecture, combining spaciousness and luxury with utmost versatility. This unique cottage is ideally equipped with three bedrooms, with the option of adding a fourth and/or upper-level loft, making it ideal for larger family gatherings. With its clean, natural lines, abundant windows, airy kitchens, white oak plank flooring, stone hearths, and expansive deck, The Poplar is a perfect fusion of indoor and outdoor living.



First Level
Living Space
1,597 SF
Carport & Storage
398 SF



Second Level
Living Space
1,029 SF



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RESIDENCES Features

- **Breathtaking Views:** Expansive Kolbe and Andersen windows and strategically positioned porches offer stunning panoramic views of majestic mountains, lush forests, and serene landscapes, allowing residents to immerse themselves in nature's beauty.
- **Rustic Elegance:** The Balsam Craftsman home designs exude rustic elegance, seamlessly integrating natural materials like stone, metal, wood, and timber beams into their architecture, creating a warm and inviting ambiance that harmonizes with the surroundings.
- **Open-Concept Living:** Home interiors feature an open-concept layout that enhances the sense of space and encourages a seamless flow between the living, dining, and kitchen areas, providing an ideal environment for entertaining guests.
- **Flooring:** We've specified exquisite white oak flooring throughout, enhancing the rustic elegance of each home's interior. Its timeless beauty, durability, and natural appeal perfectly complement the surrounding mountain scenery, creating a warm and inviting atmosphere in every room.
- **Gourmet Kitchen:** The gourmet kitchen is a chef's delight, equipped with top-of-the-line Wolf and Sub-Zero appliances, quartz countertops, and custom cabinetry. It offers both functionality and style, making it a focal point for culinary experiences.
- **Luxurious Bedrooms:** The bedrooms are havens of comfort and relaxation, with large windows that allow residents to wake up to picturesque mountain views.
- **Spa-like Bathrooms:** The bathrooms feature amenities like Kohler soaking tubs, rainfall showers, and heated floors, providing a spa-like experience that rejuvenates and soothes after a day of mountain adventures.
- **Stone Fireplaces:** The centerpiece of the living area is a grand stone fireplace, radiating warmth and adding a touch of rustic charm. It invites residents and guests to gather around for cozy, relaxing evenings.
- **Outdoor Entertainment Spaces:** Expansive porches and decks are designed to be ideal outdoor entertainment spaces. They feature comfortable seating, allowing residents to enjoy the fresh mountain air in style. Options include outdoor gourmet kitchens and gas fire pits.
- **Natural, Low-Maintenance Landscaping:** Every home enjoys low-maintenance landscaping that's been carefully curated to harmonize with the mountain environment. Native plants indigenous to the region require minimal upkeep while adding to the property's natural allure and blending seamlessly with the picturesque mountain scenery.
- **Efficient Mechanical Systems and Insulation:** Every Doubletop Village home is equipped with high-efficiency mechanical systems, including advanced heating, ventilation, and air conditioning (HVAC) systems, ensuring optimal comfort throughout the year. Additionally, the home boasts high-quality insulation methods, maintaining a cozy indoor environment while maximizing energy efficiency.
- **High-Speed Fiber Optic Internet:** High-speed fiber optic internet offers blazing-fast connectivity of up to two gigabits per second (2 Gbps). This ensures a seamless online experience, whether for work, entertainment, or staying connected with family and friends.
- **Optional Smart Home Technology:** Cutting-edge smart home features enable residents to control lighting, temperature, security, and entertainment systems with ease, enhancing convenience and security.



A DAVID SOUTHWORTH COMMUNITY

David Southworth is considered one of America's leading developers of luxury resort-styled private communities. Known for his integrity, kindness, and humility, David has enjoyed an iconic career that has seen him develop high-end resorts, clubs and private communities throughout the United States, the Caribbean, and Scotland. Each of his distinctive communities is revered for its beauty and stability, for the quality of experiences offered, and for the comradery and respect shared by its residents, club members, and staff. Shown below are some of the acclaimed communities, clubs, and resorts that David Southworth has developed.



TOP LEFT TO RIGHT: The Abaco Club – Abaco, Bahamas; Willowbend – Cape Cod, Massachusetts; JW Marriott Starr Pass Resort & Spa – Tucson, Arizona; Coco Beach Golf Resort – Rio Grande, Puerto Rico; Rio Mar Beach Resort & Golf Club – Rio Grande, Puerto Rico; Liberty National Golf Club – Jersey City, New Jersey; Machrihanish Dunes – Machrihanish, Scotland; Creighton Farms – Aldie, Virginia; Meredith Bay – Lake Winnepesaukee, New Hampshire; Renaissance – Haverhill, Massachusetts