



BALSAM
MOUNTAIN PRESERVE

The Doubletop Residence Club

FRACTIONAL OWNERSHIP
AT DOUBLETOP VILLAGE



The Birch



A David Southworth Community



A New Way to Enjoy Our Newest Neighborhood

Doubletop Village is a new enclave of enchanting cottages located right in the heart of the expansive Balsam Mountain Preserve community. Here, all the natural beauty of the Blue Ridge Mountains is just outside your window, while many of our private club's most exhilarating experiences are only steps from your door.

As a Doubletop Residence Club owner, you enjoy a one-sixth share in a beautiful, four-bedroom home that's just a short stroll in the cool mountain air to the Pro Shop, Mine Tavern, Summit House Grille, the first tee of our acclaimed golf course, the 40 miles of hiking trails that traverse our 4,400-acre property, and much more.

There's no easier way to enjoy memorable mountain vacations in a place where you, your family, and your friends will look forward to a lifetime of happy returns.

HIGHLIGHTS OF BALSAM RESIDENCE CLUB OWNERSHIP

True fractional ownership with a deeded interest in the property

Owner enjoys 8 weeks of guaranteed usage per year
(2 weeks per quarter)

Additional weeks possible on a "space-available" basis

Owner, family members, and guests have full club
membership privileges while in residence



THE BIRCH

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

First Level

Living Space
1,397 SF

Garage & Storage
395 SF



Second Level

Living Space
1,360 SF



Your Mountain Home Away from Home

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.



BIRCH
8

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.

VILLAGE GREEN

MINE
TAVERN

SUMMIT HOUSE
RESTAURANT

GOLF
SHOP



RESIDENCES Features & Benefits

- **Breathtaking Views:** Expansive 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:** This home design exudes 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:** This home features 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 the home, enhancing the rustic elegance of the 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 in this home 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:** The expansive porch on this home is designed to be ideal for outdoor entertainment. It features comfortable seating, allowing residents to enjoy the fresh mountain air in style and an outdoor gourmet kitchen and grilling area.
- **Natural, Low-Maintenance Landscaping:** This home features 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:** This 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.
- **Owners' Storage Areas:** Each Doubletop Residence Club owner is allocated a private, secure storage area in which to keep frequently used items so they're waiting for you at Balsam each time you return.



FREQUENTLY ASKED QUESTIONS

HOW DOES OWNERSHIP IN THE DOUBLETOP RESIDENCE CLUB WORK?

Each Owner will own a one-sixth (1/6) undivided interest in fee simple title in The Doubletop Village Residence Club which is organized as a shared-use residence interest. The rights and responsibilities of each Owner are set forth in the Doubletop Village Residence Club Declaration of Covenants, Conditions and Restrictions. This form of ownership will provide all of the customary tax benefits and legal rights of property ownership.

HOW IS THE PROGRAM MANAGED?

The Balsam Mountain Preserve Real Estate office will act as the program's Management Company, diligently attending to its everyday requirements. This includes the seamless handling of all reservation requests and the organization of housekeeping services. The team will schedule and manage maintenance tasks, liaising with homeowners in anticipation of their arrivals to accommodate any specific requests they may have. Additionally, the office will oversee all business affairs related to the Doubletop Village Residence Club, ensuring smooth and efficient operations.

WHAT IS THE PROCESS FOR RESERVING TIME AT THE DOUBLETOP VILLAGE RESIDENCE CLUB?

The Management Company will send out a form twice a year for two seasonal periods: Winter/Spring and Summer/Fall. Owners rank their top six week preferences for each period. Each fractional share has an initial priority number, determining the booking order for the first round. The booking then follows a "snake draft" pattern: after the owner with the last priority number picks their week, they go first in the next round. This zigzag pattern continues, ensuring each owner has an equitable chance at both high and low-demand weeks. This approach offers a fair rotation, allowing owners who pick last in one round to pick first in the next, balancing access to preferred weeks.

WHAT ALL IS INCLUDED IN THE ANNUAL ASSESSMENTS FOR THE PROGRAM?

The Management Company will bill each Owner quarterly for their assessments, which are designed to cover the direct and shared costs of the program such as Club dues, Community Association dues, utilities, property taxes, management fees, maintenance, insurance, as well as funding a reserve account.

WHO ESTABLISHES THE ASSESSMENTS AND CONTROLS THE AFFAIRS OF THE PROGRAM?

Initially, the developer, BMP David Southworth Real Estate Holdings, LLC, will control all of the affairs

of the program for five years, at which point, a board of directors made up of Owners will transition to controlling the program. See the Articles of Incorporation and Bylaws of the program for more details.

CAN OWNERS INVITE GUESTS TO USE THEIR RESERVED TIME DAYS?

Yes, owners can invite their children, parents, or sponsored guests to use their Reserved Time days.

CAN I RENT OUT MY RESERVED TIME WEEK?

Yes, but all rentals of Reserved Time weeks must be marketed and booked through the Management Company or by a company designated by the Management Company. The Management Company will handle all aspects of the rental. Revenue from the rental, after applicable fees, will be paid directly to the Owner whose reserved time week was utilized for the rental.

DO OWNERS PAY HOUSEKEEPING CHARGES?

Yes, a housekeeping fee will be charged for each visit. Owners and sponsored guests may request additional housekeeping services at an extra charge.

DO OWNERS AND THEIR SPONSORED GUESTS HAVE ACCESS TO CLUB FACILITIES?

Yes, Owners and their sponsored guests are allowed access to all Club facilities and programs while in residence. Each Owner will be provided their own charge account at the Club.

WHAT IS THE PET POLICY?

Dogs are allowed to accompany Owners or their sponsored guest during their stay. Additional housekeeping fees may apply.

HOW WILL THE HOME BE FURNISHED?

The interior of the home is being designed by Alchemy Design Studio, the same group that designed the Club at Balsam Mountain restaurant, tavern, and wellness center. The home will be decorated in a warm, comfortable and tasteful manner. Furniture will be sturdy and comfortable, in excellent condition and of excellent quality. In addition to the living area, all bedrooms will have smart TVs. The kitchen will be outfitted with Sub-zero and Wolf appliances, and will have high-quality kitchen tools and utensils.

IS THERE ROOM FOR OWNER'S TO STORE PERSONAL ITEMS?

Each Owner will be provided a dedicated storage area in the garage of the home with a digital keypad. Each storage area will have a dedicated power outlet to be used as needed.



Discover The Doubletop Residence Club

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

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