

MOUNTAIN TRADITIONS



822 Crooked Creek Road
Mars Hill, North Carolina 28754

MountainTraditionsNC.com

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COMMUNITY OVERVIEW

- Community:** Mountain Traditions is a planned community of more than 400 acres where 140 families will call home. Large, one- to four-acre homesites envelop this quiet mountain retreat of open meadows, rolling hills, mountaintop vistas and stream-fed ponds under a lush canopy. Homesites are valued from the \$100s to \$400s. A debt-free community, Mountain Traditions preserves the natural beauty and slower pace of life with environmentally-friendly amenities that encourage connection with family and friends.
- Location:** Just 20 minutes north of downtown Asheville, Mountain Traditions is beautifully situated on Broomstraw Mountain rising nearly 3,000 feet in Madison County. Mountain Traditions is three miles off the I-26 Scenic Highway and less than 10 minutes from the quaint college town of Mars Hill. Golf, tennis, snow skiing and many more activities and attractions are within a short drive of Mountain Traditions.
- Amenities:** Amenities in Mountain Traditions have been created to maximize livability while minimizing the impact on the environment. The iconic covered bridge at the entrance is an invitation to explore. Walking trails, with foot bridges and resting spots, meander throughout the community. In the heart of Mountain Traditions is *Serenity Park and Pavilion* – the community gathering place with a restored 1800s cabin as the centerpiece overlooking a small lake. Parks and gardens, fire pits and picnic areas dot the landscape. A mountaintop gazebo and several scenic overlooks offer ample places to take in the natural beauty of this traditional mountain getaway.
- Homestyles:** The style of homes envisioned for Mountain Traditions is an eclectic collection from Craftsman, European, Mountain Cottage, Farmhouse to Contemporary. A select team of custom builders are available to build from existing or custom plans. Outside builders are welcome. Builders must be active, licensed general contractors in North Carolina with a license appropriate for the home being built.
- Schools:** Madison County Public School System: 828.649.9276 or www.madison.k12.nc.us
- Taxes:** \$0.51/per \$100 value. **HOA Dues:** \$800 annual dues.
- Developer:** Justus “Jud” Ammons, a Mars Hill native, is known for real estate projects around the state, including Mars Hill Retirement Community, Greystone Village in Raleigh and the Village at Nags Head, a coastal golf development. Mountain Traditions is Jud’s newest community in the mountains of Western North Carolina. Jud is a past president of the Wake County Home Builders Association. He has received numerous building, conservation and beautification awards over his more than 40 years of experience. In 2001 Jud was named Carolina Entrepreneur of the Year by Ernst & Young.
- Sales By:** Beverly-Hanks and Associates
- Directions:** From Asheville: take I-26 North to Mars Hill (approx. 15 miles). Turn right on Hwy. 19 (Exit 9) and go approx. 2.5 miles. Turn right on Crooked Creek Rd. (Burkett Creek Rd. for some GPS Navigations). Mountain Tradition is approx. ½-mile on the right.

Subject to change without notice. 08-09



AN AMMONS COMMUNITY

WHERE FAMILY MEMORIES TAKE ROOT.