



STAG BROOK
COTTAGES

BLACK MOUNTAIN, NORTH CAROLINA

A photograph of a window seat in a cottage. A light-colored window seat is positioned under a window with white trim. A large, square, light grey pillow with two horizontal stripes is leaning against the window. A thick, beige, textured blanket is draped over the seat. To the left, a white ceramic vase holds several stems of dried, light-colored flowers. On the right, a pair of tortoiseshell glasses rests on a white book. The background shows a view of green trees through the window.

THE COTTAGE COLLECTION



STAG BROOK
COTTAGES

NORTH FORK ROAD
BLACK MOUNTAIN, NORTH CAROLINA 28711

STAGBROOKCOTTAGES.COM

STAG BROOK COTTAGES
The Cottage Collection
Magazine

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COVER - View of the luxurious Sitting Area in the Owner's Retreat.

Michael-David Imhof Carpenter | MD Marketing & Media



STAG BROOK COTTAGES

BLACK MOUNTAIN, NORTH CAROLINA

AN INTRODUCTION

Developed and designed by local Asheville visionaries, Stag Brook Cottages is a curated collection of 12 manor-sized English-inspired cottages where timeless architecture meets modern craftsmanship, located right outside of Asheville, in Black Mountain, NC.

At Stag Brook Cottages, living well is woven into the landscape itself. Thoughtfully planned walking paths, natural gathering spaces, and seamless connections to the surrounding mountains create a lifestyle that balances tranquility with possibility. From the gentle flow of the brook to the fairways of the Black Mountain Golf Course and the charm of nearby downtown, every element of the community has been designed to enrich daily life.

Here, nature, craftsmanship, and convenience come together to offer a way of living that feels both peaceful and deeply connected to the heart of Black Mountain.

FOREWORD & DEDICATION

A LETTER FROM THE VISIONARY TEAM

Some places are built quickly. Others are shaped carefully.
Stag Brook Cottages belongs to the latter.

From the earliest sketches, this community was imagined as a place where architecture, landscape, and daily life would exist in quiet balance. Every cottage, pathway, and shared space was designed with the belief that beauty endures when it is guided - not rushed.

This magazine was created as an introduction to that philosophy. Within these pages, you'll find more than floor plans and amenities. You'll find the intentions behind the details, the care behind the guidelines, and the long-term vision that shapes the community as a whole.

Stag Brook is designed for those who value calm over clutter, cohesion over excess, and neighborhoods that feel considered rather than accidental.

If you're reading this, we hope you sense what we've always believed to be true: that the most meaningful places are those created with respect - for the land, for the architecture, and for the people who will call them home.

**DEDICATED TO THOSE WHO UNDERSTAND THAT
LIVING WELL BEGINS WITH INTENTION.**

PUBLISHER'S NOTE

ON THE MAKING OF A PLACE

This publication was created with care, intention, and respect for the story it tells.

In an era of speed and excess, Stag Brook Cottages represents a different approach - one rooted in thoughtfulness, restraint, and long-term vision. This magazine was designed to reflect those same values. Every page is meant to offer clarity, not persuasion; confidence, not urgency.

Here, architecture is explained rather than marketed. Guidelines are presented as stewardship. And the idea of community is framed not as a feature, but as a philosophy.

We believe the most compelling places do not need to announce themselves loudly. They simply reveal themselves to those who are paying attention.

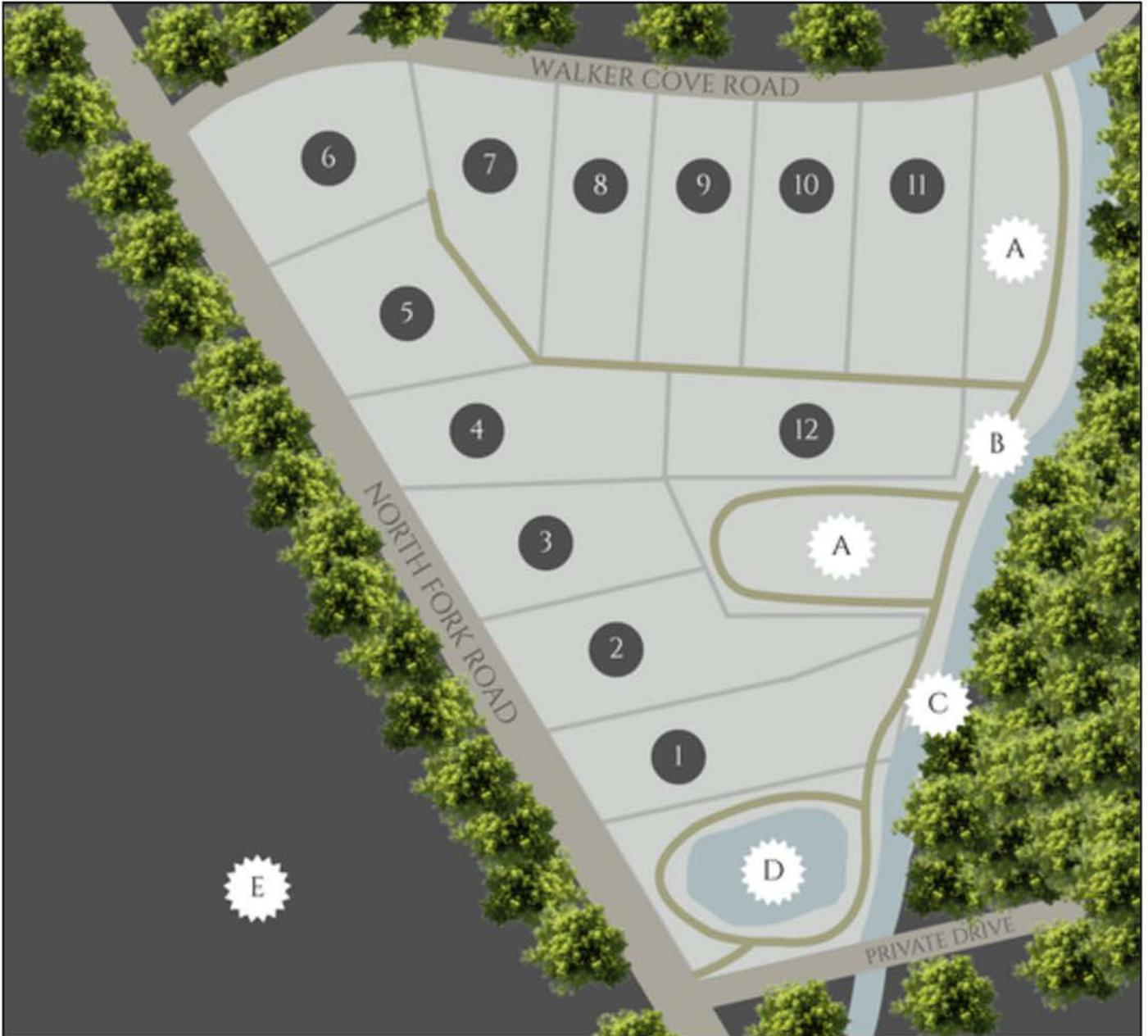
This is an invitation to look closely.

- MICHAEL-DAVID IMHOF CARPENTER

THE COTTAGE COLLECTION



THE COMMUNITY MAP



COTTAGES

- | | |
|-------------------------|-------------------------|
| 1 - WESTMINSTER COTTAGE | 7 - BUCKINGHAM COTTAGE |
| 2 - SPENCER COTTAGE | 8 - MONTAGU COTTAGE |
| 3 - CHATSWORTH COTTAGE | 9 - WENTWORTH COTTAGE |
| 4 - HIGHCLERE COTTAGE | 10 - OXFORD COTTAGE |
| 5 - CAMBRIDGE COTTAGE | 11 - KENSINGTON COTTAGE |
| 6 - WINDSOR COTTAGE | 12 - BALMORAL COTTAGE |

AMENITIES

- A - STAG BROOK PARK
- B - STAG BROOK WALKING TRAIL
- C - STAG BROOK / TOMAHAWK BRANCH
- D - STAG BROOK POND
- E - BLACK MOUNTAIN GOLF COURSE



BROKER'S NOTE

A PROFESSIONAL PERSPECTIVE

In today's market, buyers are often presented with options -
but rarely with intention.

What distinguishes Stag Brook Cottages is not simply the quality of the homes, but the clarity of the vision behind them. From the architectural standards to the thoughtful governance structure, this community has been designed to protect what buyers value most: beauty, peace, and long-term stability.

As brokers, we evaluate neighborhoods not just on first impression, but on what they will feel like years from now. Stag Brook stands out for its restraint, cohesion, and commitment to stewardship - qualities that consistently support both livability and enduring value.

This is a community well-suited to buyers who appreciate design integrity, privacy, and neighborhoods that feel composed rather than overdeveloped.

It is a pleasure to represent a place where confidence replaces persuasion - and where the experience speaks for itself.

- SUZANNE SAWYER FITZGERALD



WHERE TRADITION STANDS THE TEST OF TIME

Named for the historic heart of London, Westminster Cottage evokes the quiet grandeur and enduring grace of England's most storied architecture. Like its namesake, it reflects a reverence for craftsmanship and proportion - a home grounded in history yet alive with modern comfort.

The design draws from the elegance of English manor homes, with pebbledash textures, steep gables, and timeless millwork that speak to legacy and artistry. Every beam and brick carries the same devotion to detail that has defined great homes for centuries.

Westminster Cottage is not just inspired by heritage - it continues it.



WESTMINSTER COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2756 | 5 | 3.5 |



ELITE DESIGN GROUP

- ARCHITECTURAL FLOOR PLAN EXCLUSIVELY PROVIDED BY ELITE DESIGN GROUP
- A DISTINGUISHED COLLABORATION CRAFTED FOR STAG BROOK COTTAGES

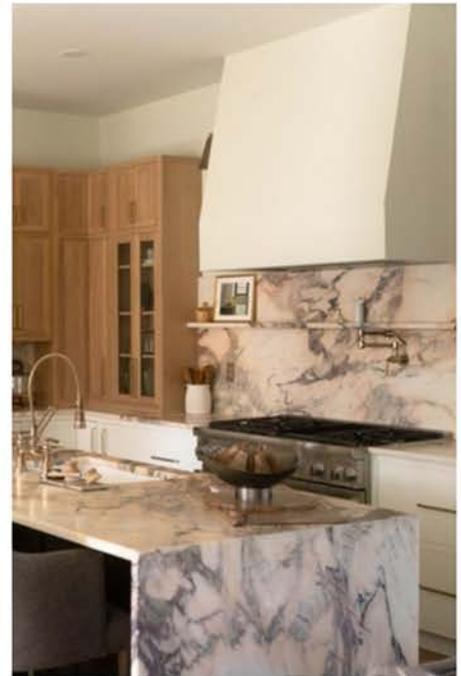


MAIN FLOOR

The main floor of Westminster Cottage is designed as the heart of the home - a seamless balance of grandeur and comfort. Entering through the foyer, you are welcomed into open, light-filled spaces where craftsmanship takes center stage. The soaring Lodge Room anchors the level with its vaulted ceiling and stone fireplace, while the adjoining Cottage Kitchen and Dining Hall invite both family gatherings and formal entertaining. The Powder Room and Scullery provide refined utility, while the Owner's Retreat offers a private sanctuary tucked away on the main level. Every element - from the millwork to the floors beneath your feet - reflects thoughtful design and timeless English character.

DINING HALL

Framed by a sweeping two-story staircase and filled with natural light from a wall of windows, the Dining Hall is the epitome of grace. Oat-milk walls and trim provide an elegant backdrop for long table times and lively gatherings. The open flow allows for a seamless connection between kitchen, living, and staircase, while wide-plank oak floors add warmth underfoot. This is a space meant for celebration, conversation, and timeless memories.



LEFT - The Lodge Room is finished with an exquisite stone millwork fireplace, that rises to meet the old world beams above.

Hunter Deakle | Adept Media

TOP - Stunning Calcutta marble climbs the wall behind the Thermador range, as well as the counter tops and the waterfall-edge island.

Elizabeth Myers

BOTTOM - An incredible amber glass chandelier cases the Dining Hall. It is the entrance to the 2-story floating staircase with windows that look out onto the Black Mountain Golf Course, and the future Stag Brook Pond.

Elizabeth Myers

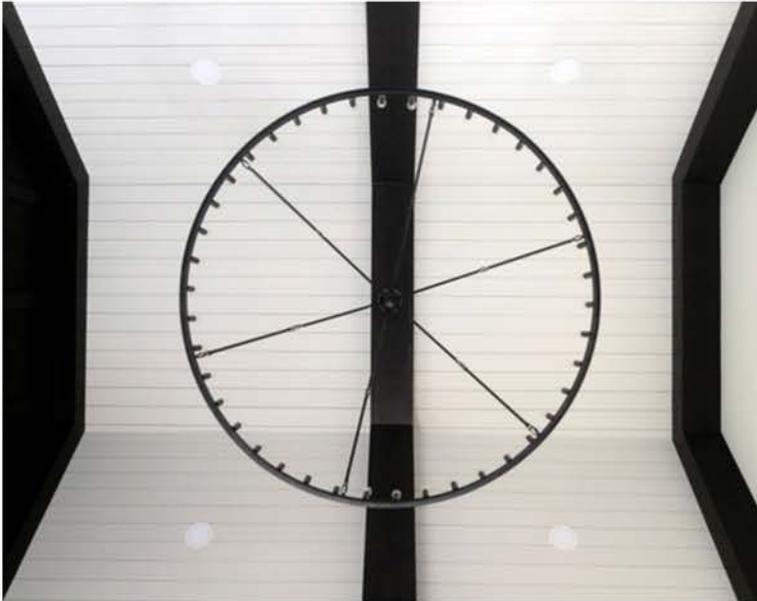


COTTAGE KITCHEN

A seamless blend of heritage and modern function, the Cottage Kitchen is designed for both entertaining and everyday living. Oat-milk walls embrace ashy oak cabinetry, while a dramatic stove hood anchors the space. State-of-the-art Thermador appliances pair with waterfall-edged Calcutta marble on the island for an unmistakable sense of refinement. Thoughtful millwork, pendant lighting, and open flow to the Lodge Room create a kitchen that is as welcoming as it is luxurious.

LODGE ROOM

At the heart of the home, the soaring two-story Lodge Room sets a tone of timeless grandeur. Floor-to-ceiling millwork, stained in rich walnut, frames a dramatic cast stone fireplace - while exposed beams crown the vaulted ceiling above. Sunlight spills across wide-plank oak floors through oversized windows, blurring the line between indoors and the mountain landscape beyond. Crafted for both quiet evenings and elegant gatherings, this space is a true statement of craftsmanship and comfort.



OUTDOOR LOUNGE

The Outdoor Lounge extends the heart of the cottage into the open air, offering a serene space where the beauty of the Blue Ridge becomes part of everyday living. Covered for year-round enjoyment and framed by refined architectural detailing, this gathering space is ideal for morning coffee, afternoon quiet, or evening conversation by the fire. Designed to echo the gracious charm of English garden terraces, it blurs the line between indoors and out - inviting fresh air, soft breezes, and the natural rhythm of the landscape into the flow of the home. It is a place to unwind, entertain, and savor the tranquil elegance that defines Stag Brook Cottages.



TOP - The Cottage Kitchen features premium Thermador appliances.

Elizabeth Myers

MIDDLE - Stunning under-view of the Lodge Room's Gothic Revival medieval style chandelier.

Elizabeth Myers

BOTTOM - A quiet corner to settle in by the fire, book in hand, the landscape just beyond the glass.

Elizabeth Myers



OWNER'S RETREAT

The Owner's Retreat is a sanctuary of light, comfort, and craftsmanship. A wall of custom millwork painted in Oat-milk provides quiet elegance, while surrounding walls in a deeper Country Tweed embrace the room in calm. Wide-plank oak floors stretch into a walk-in closet with built-in cabinetry, and onward to a spa-like ensuite bath finished with gold fixtures. Every detail has been considered, creating a retreat that embodies serenity and sophistication.

POWDER ROOM

True to tradition, the Powder Room makes a bold statement. Every surface is drenched in a deep, moody green, offset by ash oak floors and bright white fixtures. Bronze fittings gleam, transforming this intimate space into an unexpected jewel of the home - dramatic, elegant, unforgettable.

SCULLERY

Practicality meets charm in the Scullery. Muted sage walls, oat-milk trim, and natural wood counters elevate the everyday, while a herringbone brick floor adds timeless texture underfoot. Conceived as a dual-purpose utility and mudroom, this space balances function with refinement - offering beauty even in the most practical corners of the home.



LEFT - The luxurious bed in the Master Retreat, with the cozy Sitting Area under the window.
Hunter Deakle | Adept Media

TOP - A view of the Owner's Retreat shower, through a gold framed mirror, above the sink.
Elizabeth Myers

BOTTOM - The Scullery offers wood counter tops and a herringbone brick floor.
Hunter Deakle | Adept Media

THE MEZZANINE

A sculptural chandelier suspended in quiet balance, casting a warm glow through the Mezzanine.

Elizabeth Myers



THE WEST GUEST CHAMBER

Morning light settles gently along the window seat, framing views of the surrounding woods.

Elizabeth Myers



THE WEST GUEST CHAMBER

A bedside moment, softly lit — where evening light, texture, and calm come together.

Elizabeth Myers





SECOND FLOOR

The second floor carries the home's elegance upward, offering a balance of private retreats and gathering spaces. A floating staircase opens to a vaulted landing and den, while natural light pours through a wall of windows, illuminating every detail. Two Guest Chambers with a shared bath and a luxurious Secondary Suite provides refined comfort for family or visiting guests. A dedicated Study offers a quiet place for work or reflection, while architectural details - angled ceilings, custom millwork, and oak flooring - maintain the sense of character and charm found throughout.

MEZZANINE

The sweeping staircase rises in oak and light, framed by oat-milk walls and anchored by a vaulted landing above. Expansive windows flood the space with natural light, illuminating every detail of the craftsmanship. At the top, a vaulted Mezzanine overlooks the grandeur below, creating a dramatic centerpiece that ties the home together.

EAST GUEST CHAMBER

The East Guest Chamber echoes the home's clean, timeless aesthetic. Angled ceilings are softened by color-drenched oat-milk walls, creating a sense of both spaciousness and warmth.

NORTH GUEST CHAMBER

Designed with comfort and elegance in mind, the Secondary Suite offers a space of its own with rich oak floors, angled ceilings, and oat-milk walls that reflect light. A private ensuite with gold fixtures ensures both convenience and luxury, making this retreat ideal for extended family or honored guests.

GUEST WASHROOM

A shared washroom continues the theme with refined finishes and thoughtful design, offering guests comfort that rivals the main retreat.

WEST GUEST CHAMBER

Quietly set apart, the West Guest Chamber offers a restful retreat defined by soft light, generous proportions, and a sense of calm. Angled ceilings create visual interest while enhancing the room's openness, and large windows frame views of the surrounding landscape. Thoughtful finishes and a restrained palette ensure comfort and ease, making this space well suited for extended stays and unhurried mornings.

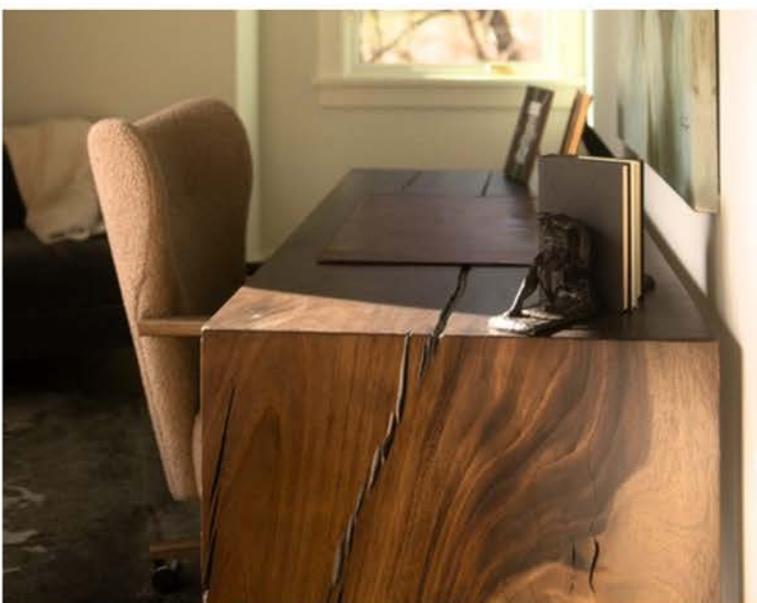
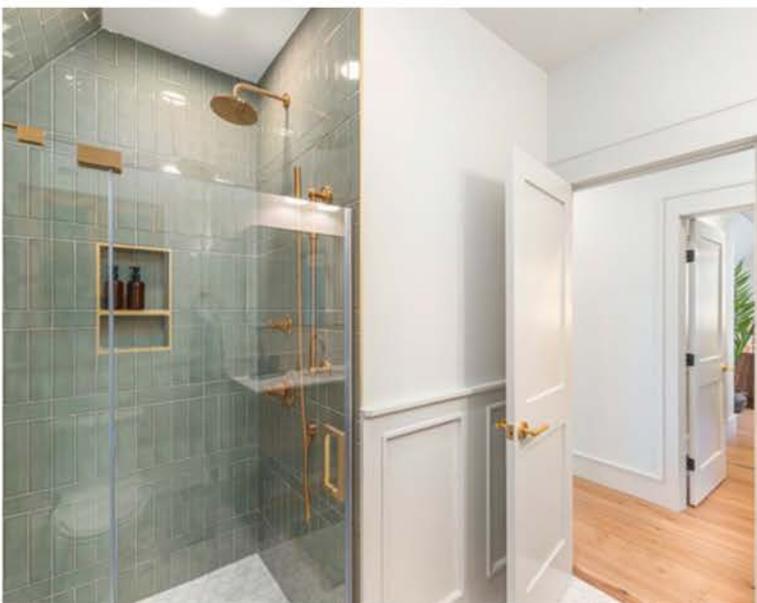
STUDY

Quietly tucked away, the Study is a refined space for focus or retreat. Bathed in natural light and framed by custom millwork, it offers a balance of heritage and utility. Whether for work, reading, or reflection, this is a room where inspiration naturally flows.

TOP - View of the mountains through the Mezzanine windows.
Michael-David Imhof Carpenter | MD Marketing & Media

MIDDLE - Sage green glass tiles enclose the Guest Wash Room, complete with gold fixtures.
Hunter Deakle | Adept Media

BOTTOM - View of the hardwood Study desk.
Elizabeth Myers





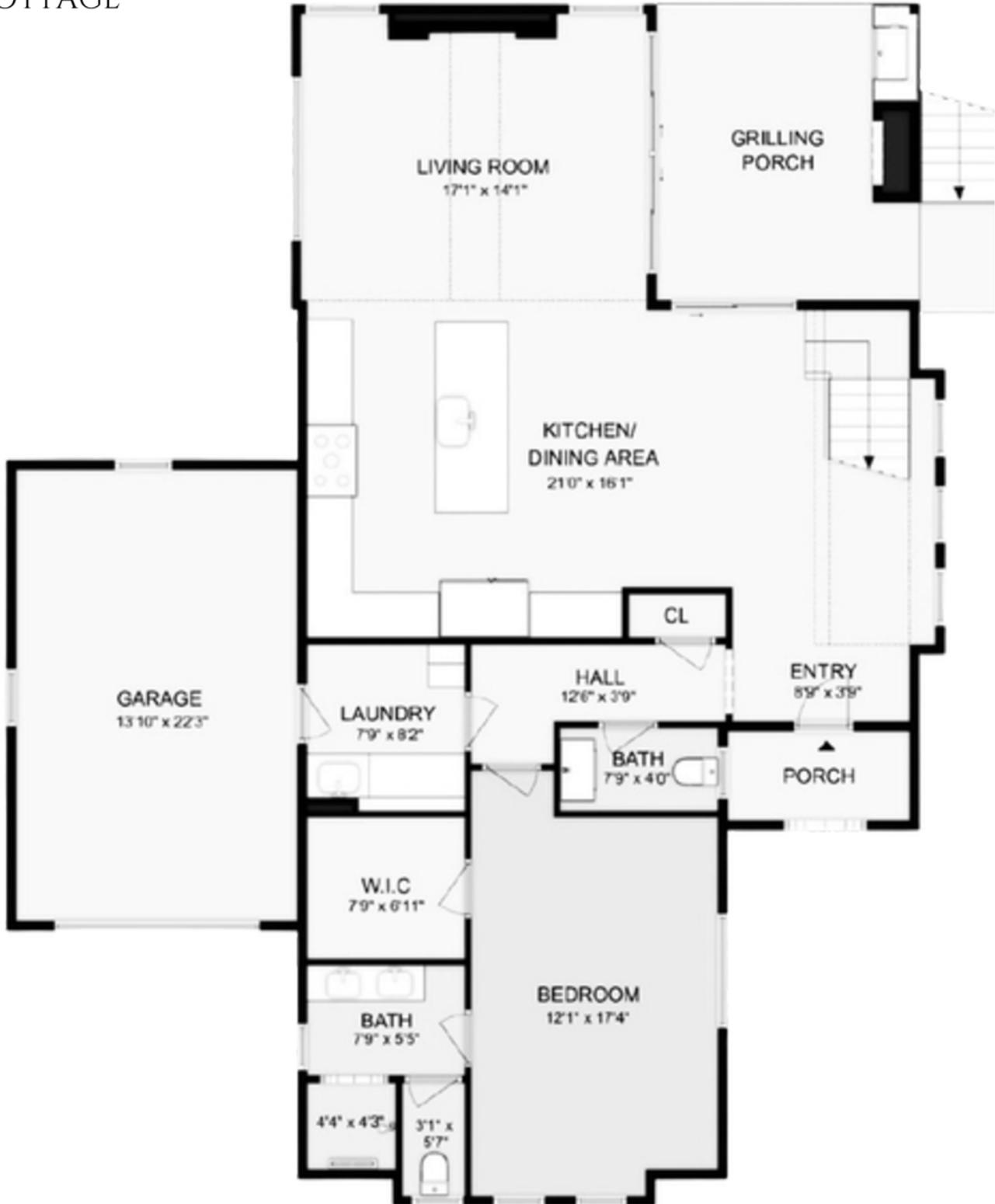
INTERIORS BY

AM
ATELIER MAISON_{a.co}

The Entry Sitting Area serves a comfortable place to have wine and catch up on a good book.
Michael-David Imhof Carpenter | MD Marketing & Media



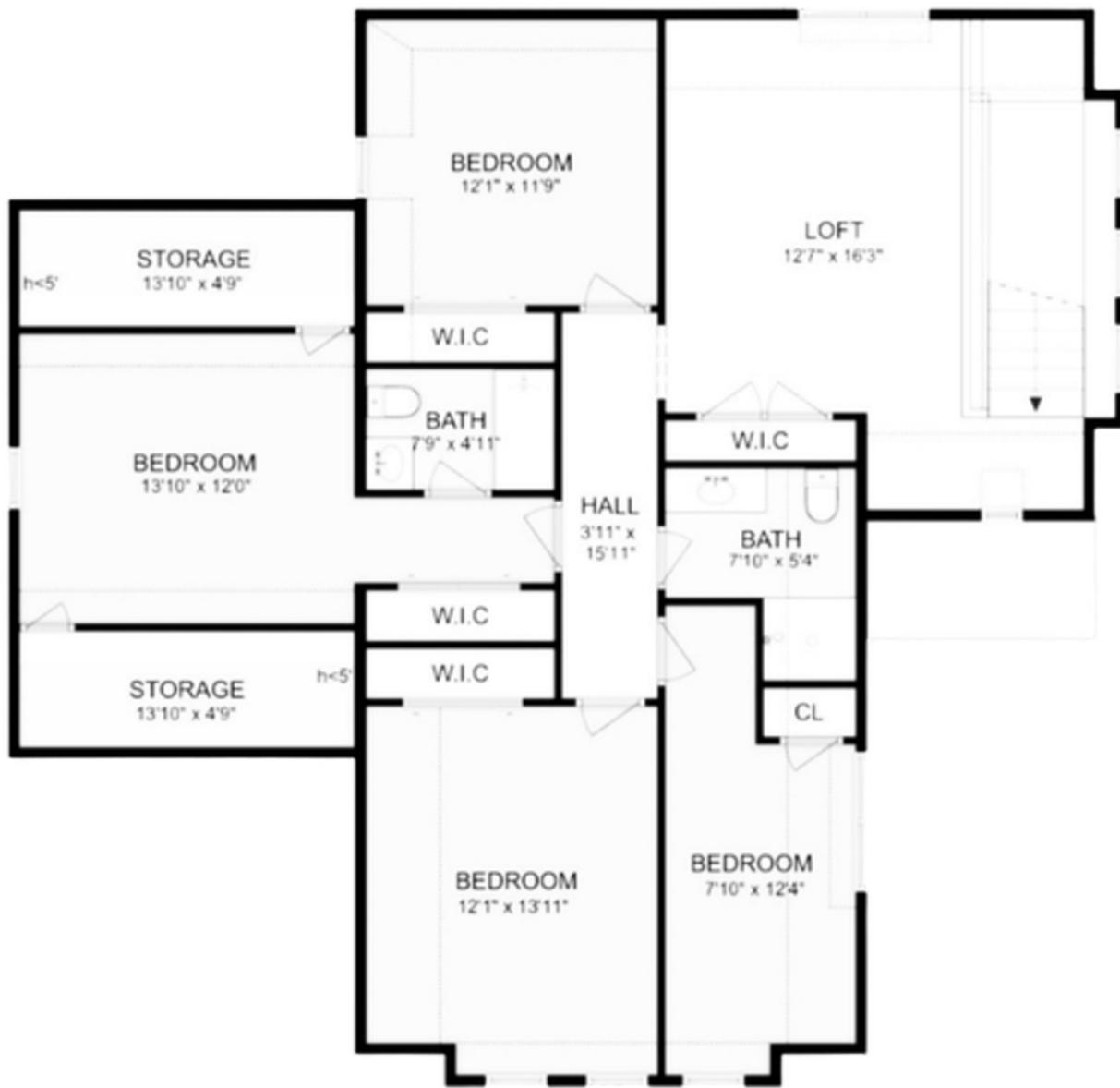
WESTMINSTER
COTTAGE



MAIN FLOOR



WESTMINSTER
COTTAGE



SECOND FLOOR

A COMMUNITY DESIGNED TO ENDURE

THE VISION BEHIND STAG BROOK COTTAGES

Stag Brook Cottages was envisioned as more than a collection of homes. From the beginning, it was designed as a cohesive residential community - one that would feel as intentional years from now as it does today.

The guiding framework for Stag Brook Cottages is rooted in thoughtful planning, architectural harmony, and respect for both the land and the people who call it home. The community's covenants and standards exist not to restrict, but to protect - ensuring that each cottage, path, and shared space contributes to a lasting sense of place.

Rather than leaving the future to chance, Stag Brook Cottages was planned under North Carolina's Planned Community Act, a structure that allows for long-term stewardship, clarity of ownership, and consistency in design. This foresight ensures that the charm you experience today will not be diluted over time, but carefully preserved.

**TIMELESS COMMUNITIES DON'T HAPPEN
ACCIDENTALLY - THEY ARE DESIGNED WITH CARE.**

WHAT THIS MEANS FOR YOU

You are investing in a neighborhood with a clear vision, shared values, and protections that safeguard both lifestyle and long-term value.




SPENCER
COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3036 | 3 | 3.5 |

FRUSTERIO

- ARCHITECTURAL FLOOR PLAN EXCLUSIVELY PROVIDED BY FRUSTERIO DESIGN
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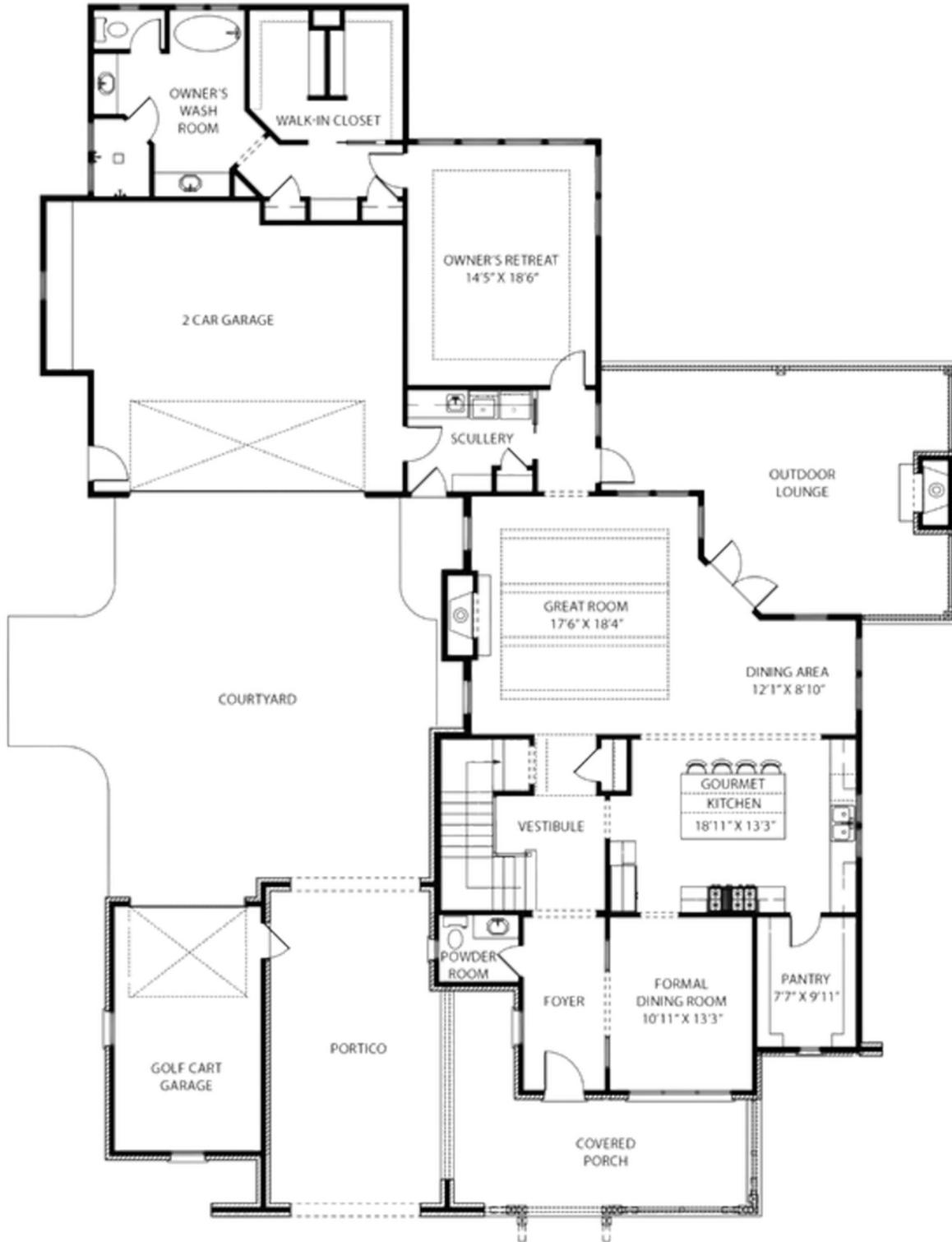
WHERE REFINED SIMPLICITY BECOMES AN
ENDURING LEGACY

Drawing inspiration from the enduring legacy of English country manors, Spencer Cottage balances heritage and harmony in every detail. Its natural rock and pebble dash façade, paired with elegant gables and timber accents, evokes a timeless sophistication that feels both storied and serene.

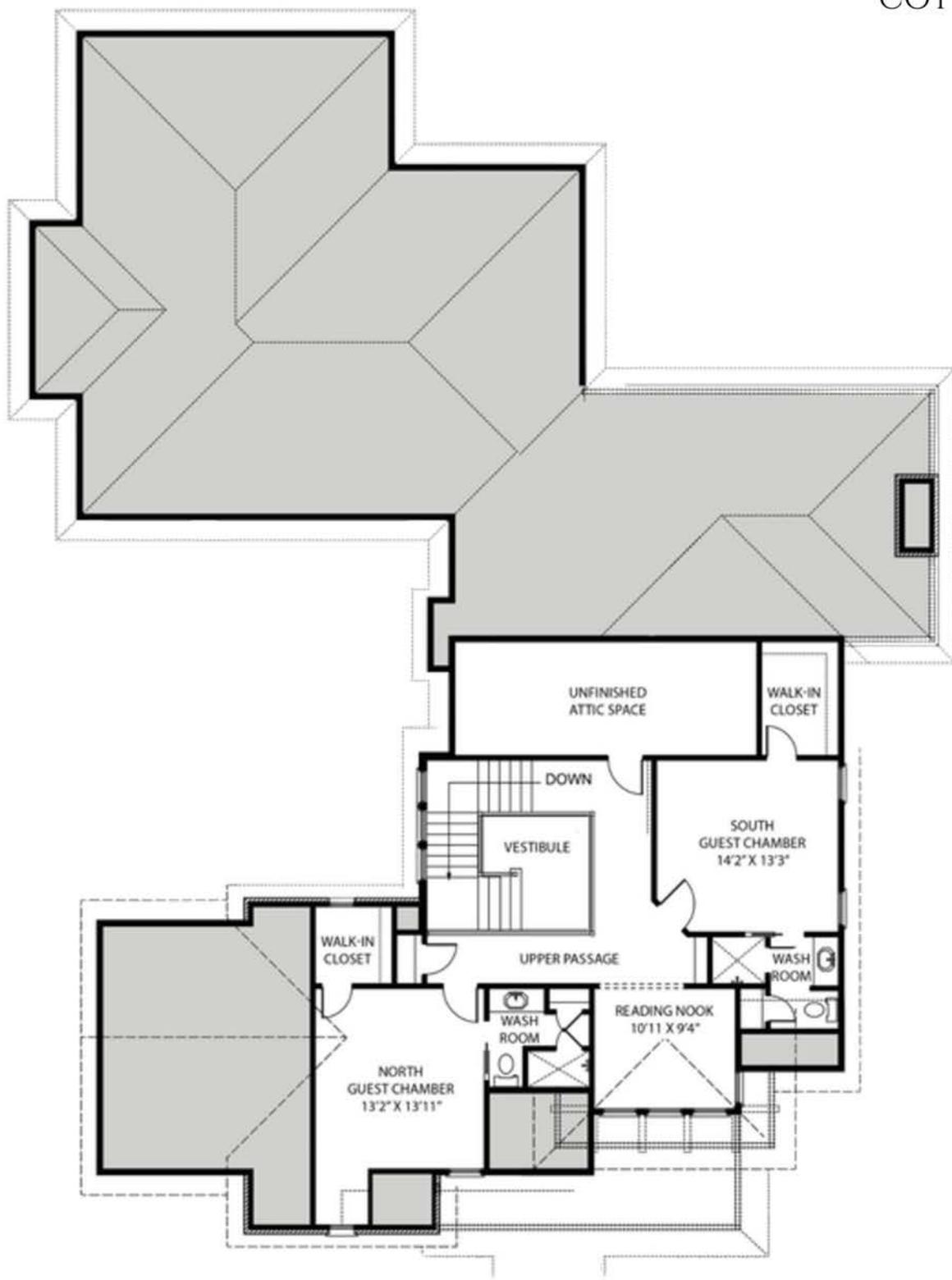
Inside, 3,036 square feet unfold with three bedrooms, three and a half baths, and a seamless connection between gathering and retreat. The main level features soaring ceilings, a two-story lodge room anchored by a stone hearth, and a primary suite designed for quiet luxury. A left-side portico leads to a two-bay carriage garage and a golf cart garage, framing a courtyard entry that welcomes with warmth and grace.



SPENCER COTTAGE



MAIN FLOOR



SECOND FLOOR

OWNERSHIP WITH INTENTION

WHAT IT MEANS TO LIVE AT STAG BROOK

Ownership at Stag Brook Cottages extends beyond the walls of an individual home. Each homeowner is part of a thoughtfully managed community where shared spaces, infrastructure, and visual continuity are collectively maintained.

Common areas - including green spaces, internal systems, and shared elements - are owned and cared for through the Stag Brook Cottages Homeowners' Association. This approach allows residents to enjoy a beautifully maintained environment without the burden of managing these elements individually.

Each cottage owner retains full enjoyment of their home while benefiting from a structure that ensures the broader community remains orderly, attractive, and well cared for. This balance of private ownership and shared responsibility creates a neighborhood that feels both personal and cohesive.

**TRUE LUXURY OFTEN LIES IN WHAT YOU DON'T
HAVE TO MANAGE.**

WHAT THIS MEANS FOR YOU

You enjoy the freedom of homeownership paired with the ease and confidence of shared maintenance and long-term care.



CHATSWORTH COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3125 | 4 | 3.5 |

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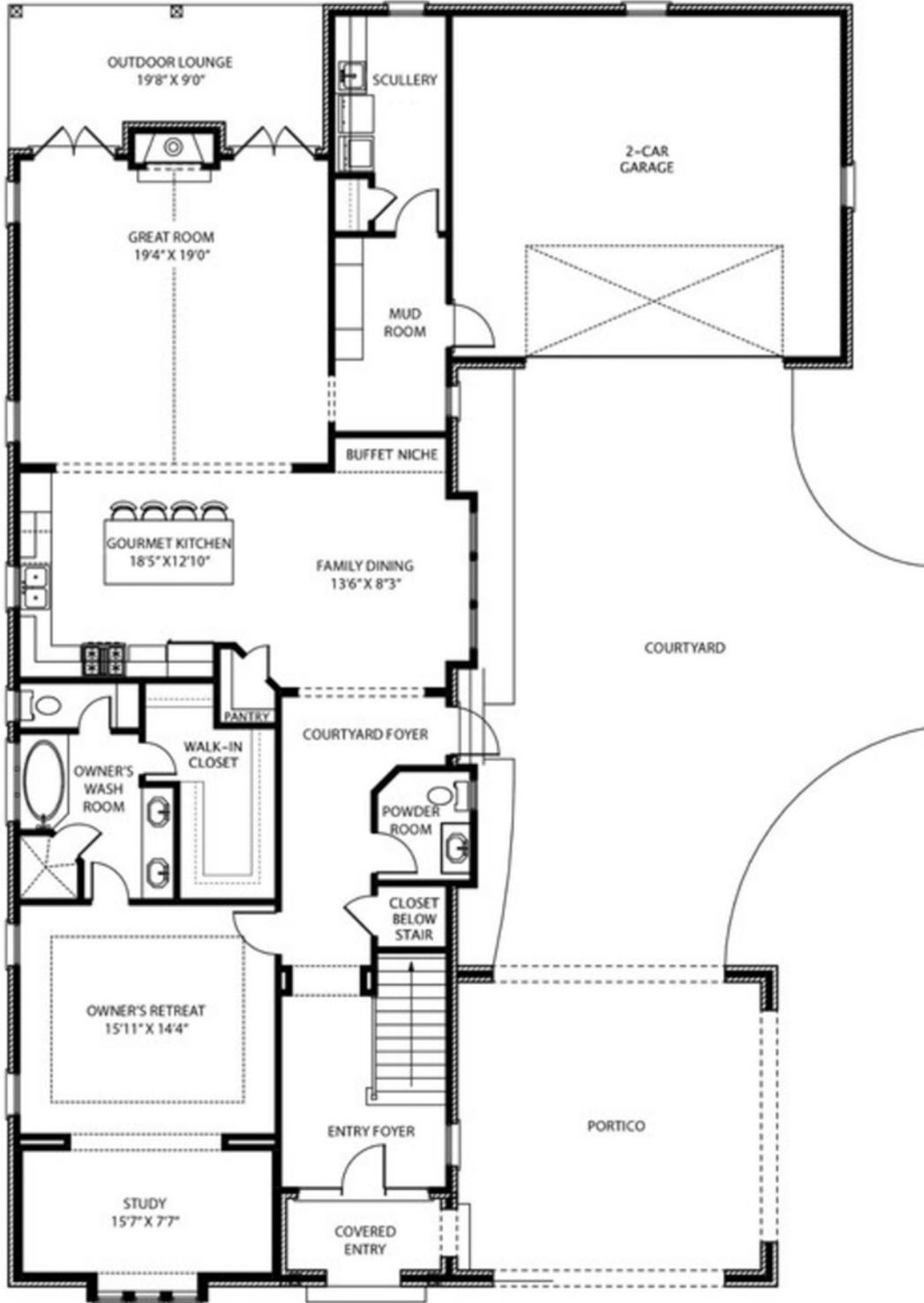
WHERE ELEGANCE UNFOLDS IN EVERY THOUGHTFUL DETAIL

Rooted in the architectural grace of English Tudor manors, Chatsworth Cottage pairs classic elegance with a livable modern sensibility. Its brick façade, steep gables, and finely trimmed portico recall the stately homes of the English countryside - places built to endure and to inspire.

Within its 3,125 square feet, Chatsworth Cottage reveals a thoughtful rhythm of form and function: four bedrooms, three and a half baths, and open-concept gathering spaces that invite connection and light. The lodge-inspired living room is balanced by a refined kitchen and dining hall, while the primary suite offers a secluded retreat on the main level. A right-side portico opens to a two-bay carriage garage, marrying utility with architectural poise.



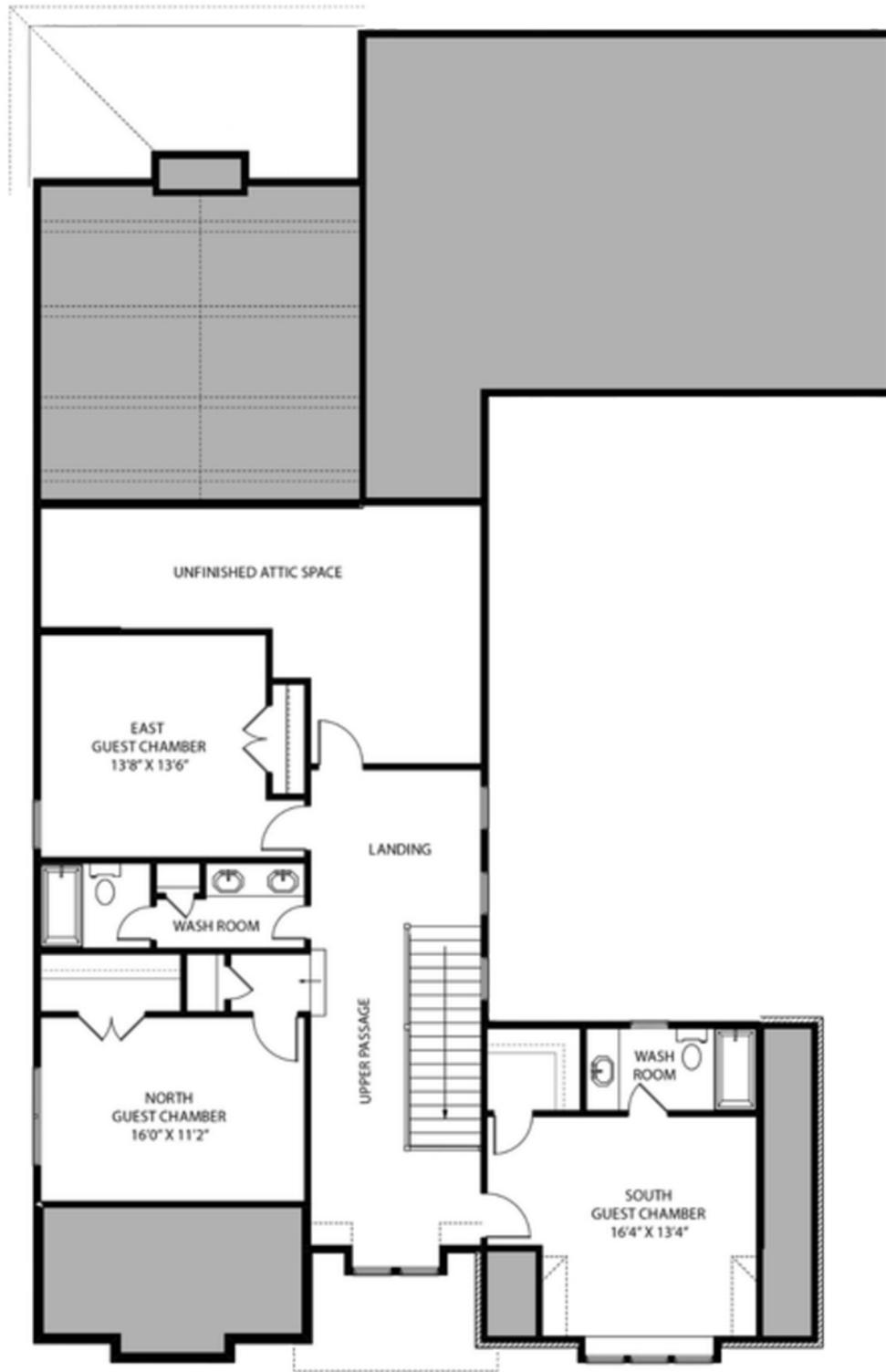
CHATSWORTH COTTAGE



MAIN FLOOR



CHATWORTH
COTTAGE



SECOND FLOOR

THE ROLE OF THE ASSOCIATION

QUIET GOVERNANCE, THOUGHTFUL STEWARDSHIP

The Stag Brook Cottages Homeowners' Association exists to serve the community - not to intrude upon it.

Its purpose is straightforward: to maintain common elements, uphold community standards, and protect the overall integrity of the neighborhood. The Association operates through an elected Board of Directors, ensuring that decisions are made by and for those who live within the community.

In its early years, the Association benefits from developer oversight to ensure a smooth transition from vision to lived experience. Over time, leadership naturally shifts to homeowners, allowing the community to guide its own future within the established framework.

The result is governance that is present but not heavy-handed - focused on preservation, not interference.

**THE BEST GOVERNANCE IS OFTEN THE
LEAST NOTICEABLE.**

WHAT THIS MEANS FOR YOU

You gain the reassurance of professional oversight and long-term planning, without sacrificing privacy or autonomy.



HIGHCLERE COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3072 | 4 | 3.5 |

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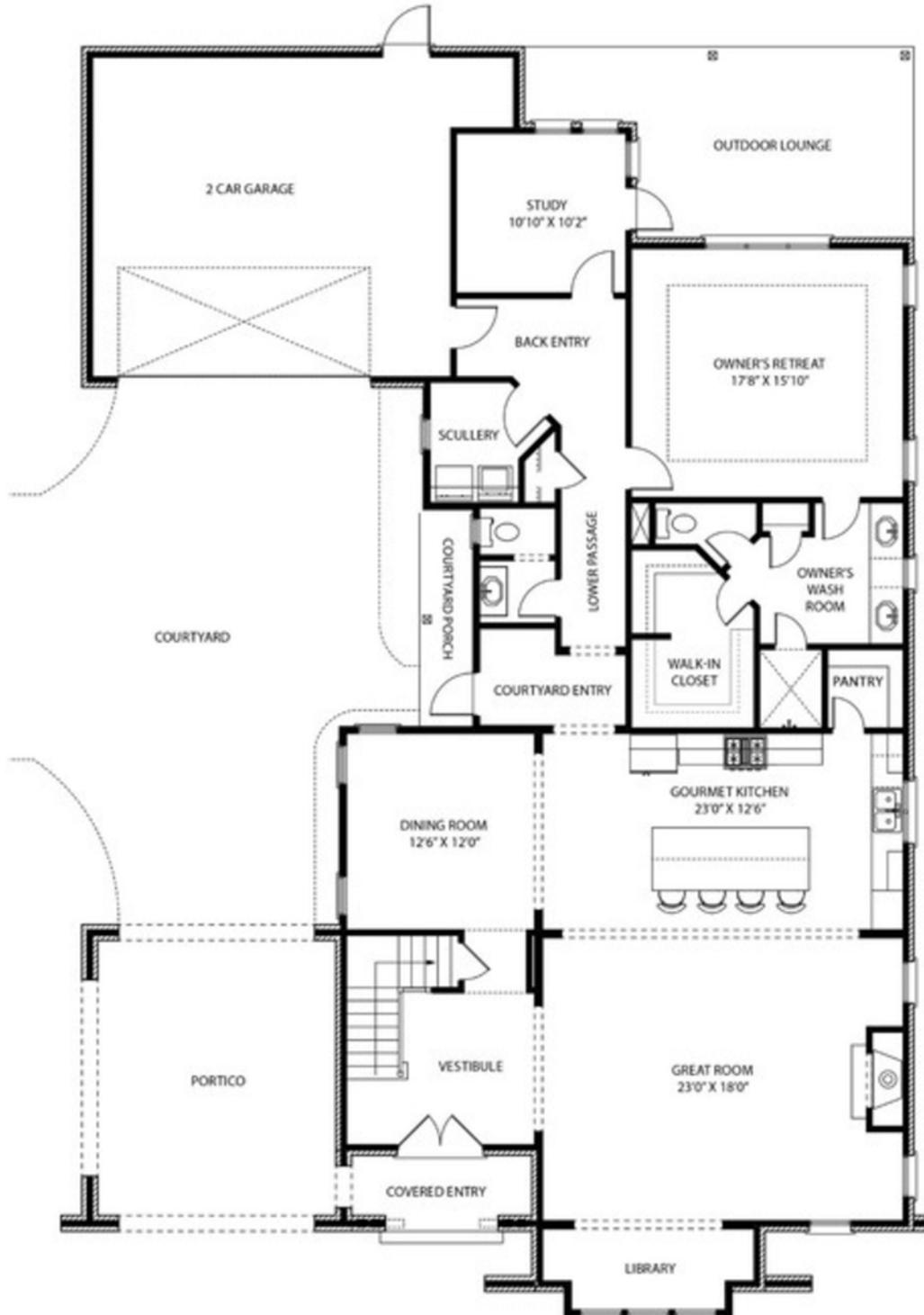
WHERE GRANDEUR IS SOFTENED BY THE WARMTH OF HOME

Graceful and dignified, Highclere Cottage draws inspiration from the stately manors that grace the English countryside. Its light brick exterior, arched portico, and dark bronze accents create a commanding yet inviting presence - a home that feels timeless from the first glance.

Within its 3,072 square feet, the cottage balances grandeur and intimacy across two stories. The layout features four bedrooms and three and a half baths, including a main-level primary suite designed for quiet retreat. A left-side portico leads to a two-bay carriage garage, complementing the home's architectural symmetry. Inside, lofty ceilings, rich millwork, and generous windows flood the interiors with light, while the central Lodge Room and Gourmet Kitchen form the true heart of the home.



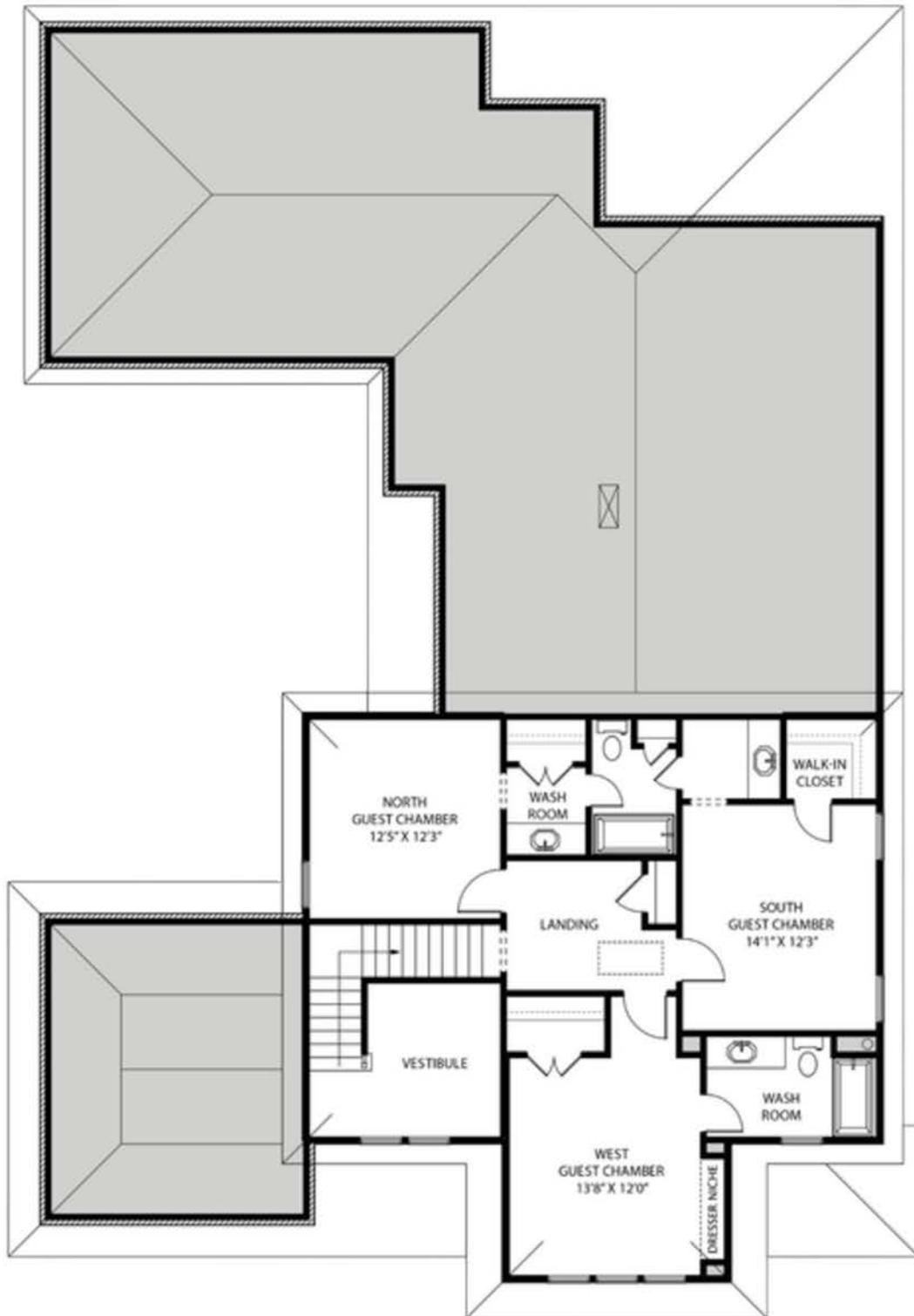
HIGHCLERE COTTAGE



MAIN FLOOR



HIGHCLERE
COTTAGE



SECOND FLOOR

PRESERVING ARCHITECTURAL HARMONY

WHY EVERY COTTAGE BELONGS

At Stag Brook Cottages, architecture is treated as a collective language - one spoken thoughtfully, respectfully, and with intention.

To preserve this harmony, an Architectural Review Committee (ARC) oversees exterior design decisions throughout the community. This includes home exteriors, additions, alterations, and visible improvements. The purpose is not to enforce sameness, but to ensure that every change contributes to the overall aesthetic integrity of the neighborhood.

By maintaining consistent standards for scale, materials, and design details, Stag Brook protects the visual rhythm that makes the community feel curated rather than chaotic. Each cottage retains its own character, while still belonging to a greater whole.

The review process itself is collaborative and transparent, designed to support homeowners while safeguarding the long-term vision of the community.

WHEN ARCHITECTURE IS GUIDED WITH CARE, BEAUTY BECOMES PERMANENT.

WHAT THIS MEANS FOR YOU

Your home's surroundings will remain as considered and attractive as the day you fell in love with them - protecting both enjoyment and value.



CAMBRIDGE COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3431 | 4 | 3.5 |

PLANK & PILLOW

- ARCHITECTURAL FLOOR PLAN EXCLUSIVELY PROVIDED BY PLANK & PILLOW
- A DISTINGUISHED COLLABORATION CRAFTED FOR STAG BROOK COTTAGES

WHERE HERITAGE AND HARMONY FIND THEIR PERFECT BALANCE

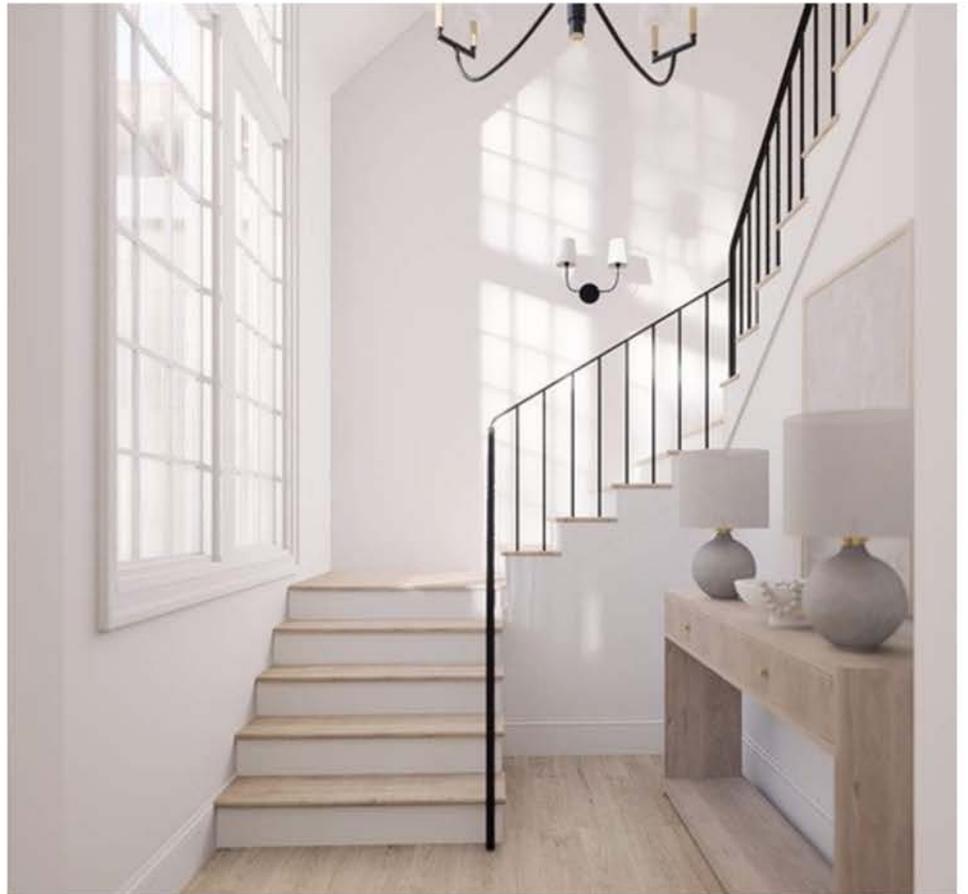
Graceful and understated, the Cambridge Cottage embodies a quiet sophistication that blends traditional charm with modern livability.

With over 3,400 square feet of thoughtfully designed space, this four bedroom, three and a half bath home welcomes you with elegant proportions, a sweeping gable, and warm natural textures. The main level features a grand living room framed by tall windows, a gourmet kitchen with adjoining dining space, and a serene primary suite designed for comfort and retreat. Upstairs, a bright loft anchors three additional bedrooms, each crafted with character and balance.

From the inviting covered porch to the refined architectural details throughout, the Cambridge Cottage captures the art of enduring design and gracious living.



THE VESTIBULE
A light-filled arrival marked
by quiet symmetry and
natural materials.



THE GREAT ROOM
Exposed beams, pale oak
floors, and layered textures
create a room both
grounded and refined.





THE OUTDOOR LOUNGE
A sheltered extension of the home, designed for quiet gathering and seasonal living.



THE TWO-CAR GARAGE
A discreet and well-proportioned structure, integrated seamlessly into the home's overall form.

THE GOURMET KITCHEN
A calm and functional heart
of the home, designed for
daily use.



THE DINING ROOM
Positioned between
kitchen and great room,
allowing daily life to unfold
with ease.





CAMBRIDGE
COTTAGE



MAIN FLOOR



CAMBRIDGE
COTTAGE



SECOND FLOOR

THOUGHTFUL LIVING GUIDELINES

A COMMUNITY DESIGNED FOR PEACE

Stag Brook Cottages is, at its heart, a residential retreat - created for full-time living, privacy, and a sense of calm.

Short-term rentals are thoughtfully limited to preserve the neighborhood's tranquil character and protect residents' peaceful living environment.

These guidelines ensure that Stag Brook feels like a true neighborhood rather than a transient destination. The result is a community where neighbors know one another, streets remain quiet, and daily life unfolds at a comfortable, unhurried pace.

Additional considerations - such as limits on noise, storage, and exterior activity - exist to maintain a peaceful environment that respects both individual freedom and shared enjoyment.

**LUXURY IS OFTEN DEFINED BY WHAT YOU DON'T HEAR,
SEE, OR HAVE TO TOLERATE.**

WHAT THIS MEANS FOR YOU

You can expect consistency, calm, and a neighborhood atmosphere that supports both privacy and connection.



WINDSOR COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3043 | 4 | 3.5 |

PLANK & PILLOW

- ARCHITECTURAL FLOOR PLAN EXCLUSIVELY PROVIDED BY PLANK & PILLOW
- A DISTINGUISHED COLLABORATION CRAFTED FOR STAG BROOK COTTAGES

WHERE GRANDEUR IS SOFTENED BY THE WARMTH OF HOME

Evoking the grace and grandeur of English countryside manors, Windsor Cottage offers a harmonious blend of timeless beauty and modern sophistication.

Encompassing over 3,000 square feet, this four bedroom, three and a half bath home features elegant rooflines, warm materials, and an inviting symmetry that exudes quiet confidence. Inside, tall ceilings and expansive windows bathe the living spaces in natural light, from the generous living room with its graceful flow to the chef's kitchen designed for gathering and connection.

The primary suite on the main level provides a tranquil retreat, while the upper floor's three bedrooms and flexible spaces lend balance and versatility to family living. Every corner of Windsor Cottage speaks to a reverence for tradition, reimagined for contemporary life.



THE FOYER
A carefully proportioned entry that
guides movement through the home.



THE GREAT ROOM
Exposed beams and soft finishes create a room
that feels both open and grounded.



THE GOURMET KITCHEN

Exposed beams and generous work surfaces create a kitchen meant to be used.



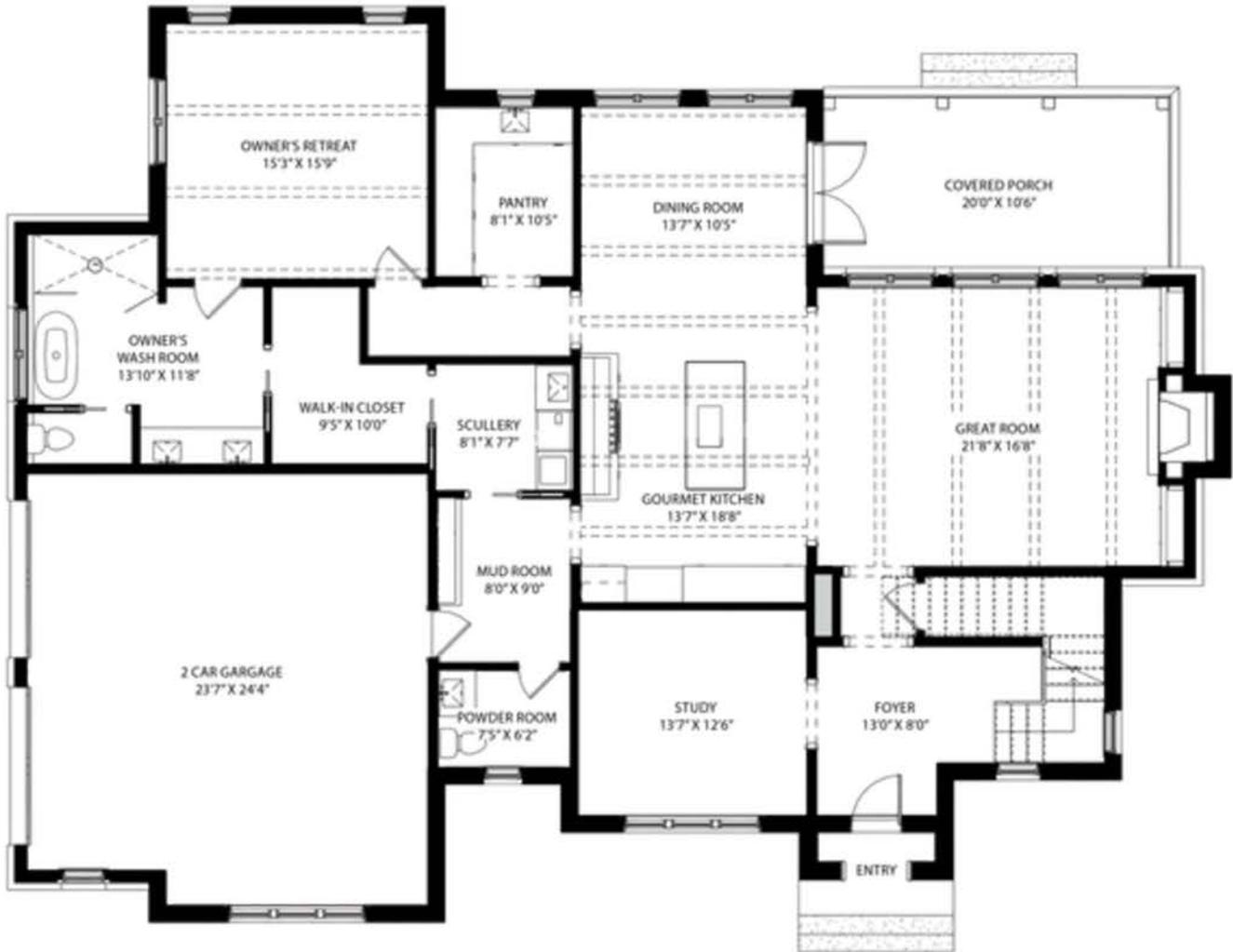
THE GOURMET KITCHEN

Stone, wood, and thoughtful detailing define a space that feels both refined and functional.





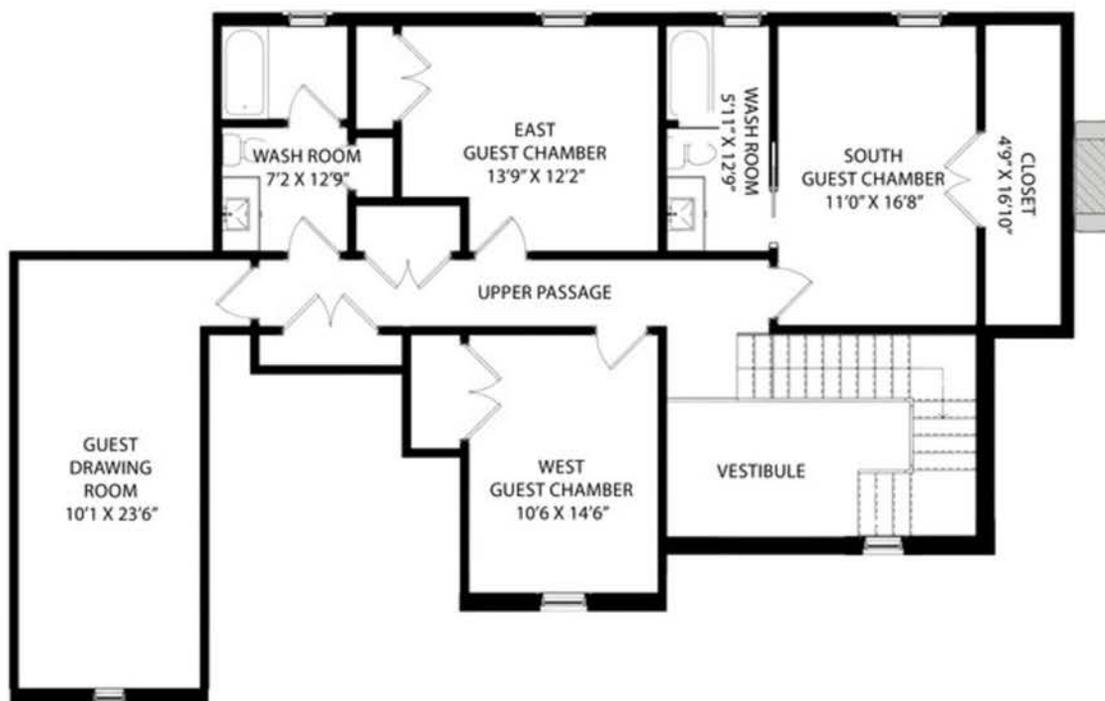
WINDSOR
COTTAGE



MAIN FLOOR



WINDSOR
COTTAGE



SECOND FLOOR

LAND, LANDSCAPE & NATURAL SYSTEMS

DESIGNED TO WORK BEAUTIFULLY
AND INVISIBLY

The land at Stag Brook Cottages has been carefully planned to support both beauty and function.

Infrastructure systems - including stormwater management, drainage, and utility easements - are thoughtfully integrated into the landscape to ensure long-term environmental stability and community safety. These systems are maintained to operate quietly in the background, protecting the land without interrupting daily life.

Shared green spaces, natural buffers, and landscaped areas are preserved not only for visual appeal, but also to support proper water flow, soil integrity, and the overall health of the property.

Restrictions on grading, drainage alterations, and structural placement help ensure that one home's changes do not negatively affect another.

This approach allows the natural setting of Stag Brook to remain balanced, resilient, and visually cohesive for generations to come.

**THE MOST SUCCESSFUL SYSTEMS ARE THE ONES YOU
NEVER HAVE TO THINK ABOUT.**

WHAT THIS MEANS FOR YOU

You benefit from a landscape that is protected, well-managed, and designed to age gracefully alongside your home.



A DISTINGUISHED COTTAGE OF HERITAGE AND REFINEMENT

With its graceful rooflines and soft, symmetrical façade, Buckingham Cottage is a study in understated English refinement. The design evokes the poise of a Tudor revival home - elegant, balanced, and timeless - where every detail is crafted to honor the art of proportion and light.

Spanning 2,761 square feet across two stories, this home offers four bedrooms and three baths, each space thoughtfully composed for comfort and flow. The detached carriage house complements the main structure, adding both function and architectural interest. Inside, warm textures and traditional millwork meet modern sensibilities, while the arched entryway and deep-set windows frame tranquil views of the surrounding landscape.

Buckingham Cottage is not simply a dwelling - it is a reflection of grace and heritage, a place where timeless design meets the quiet rhythm of everyday life.



BUCKINGHAM COTTAGE

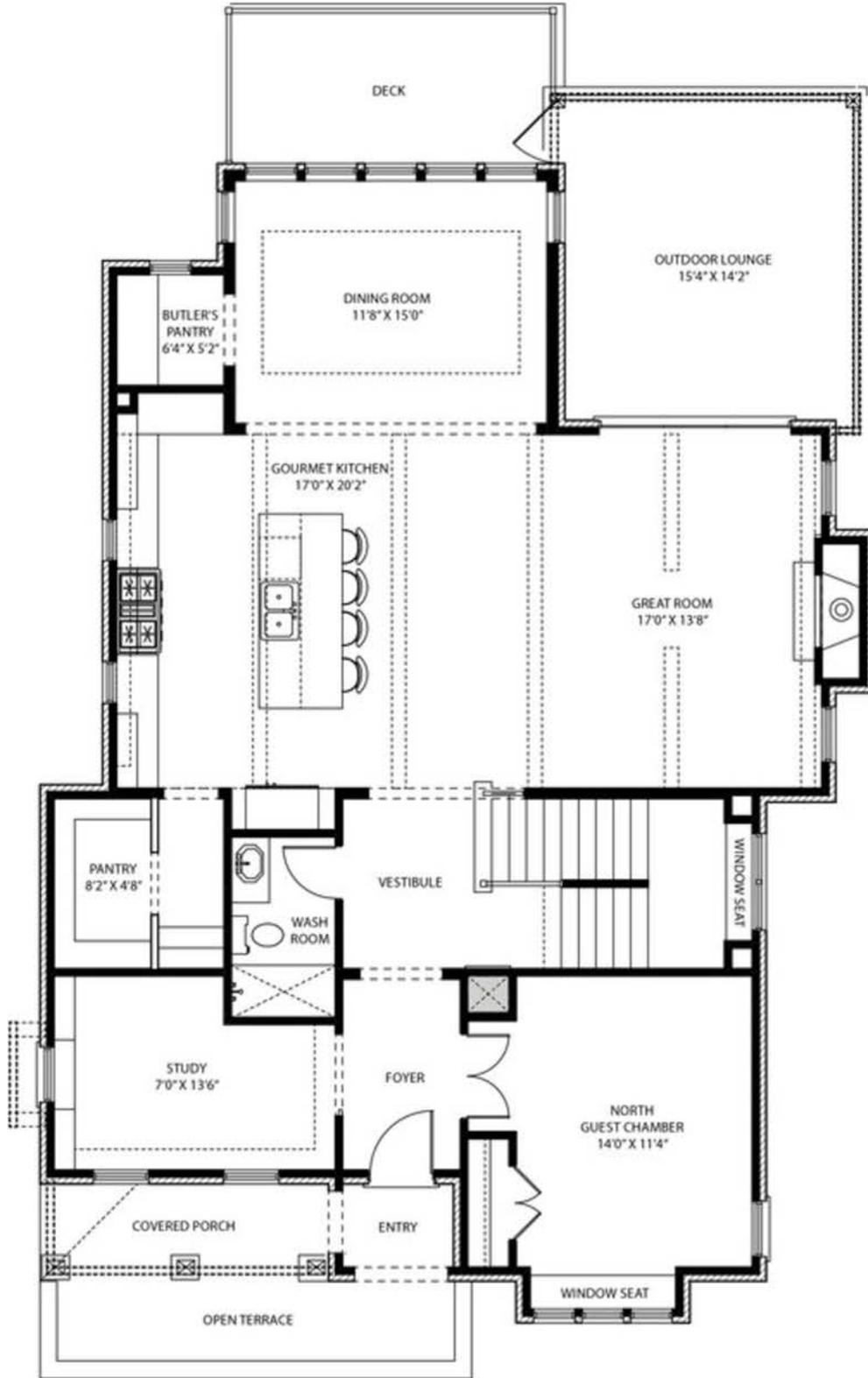
| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2761 | 4 | 3 |

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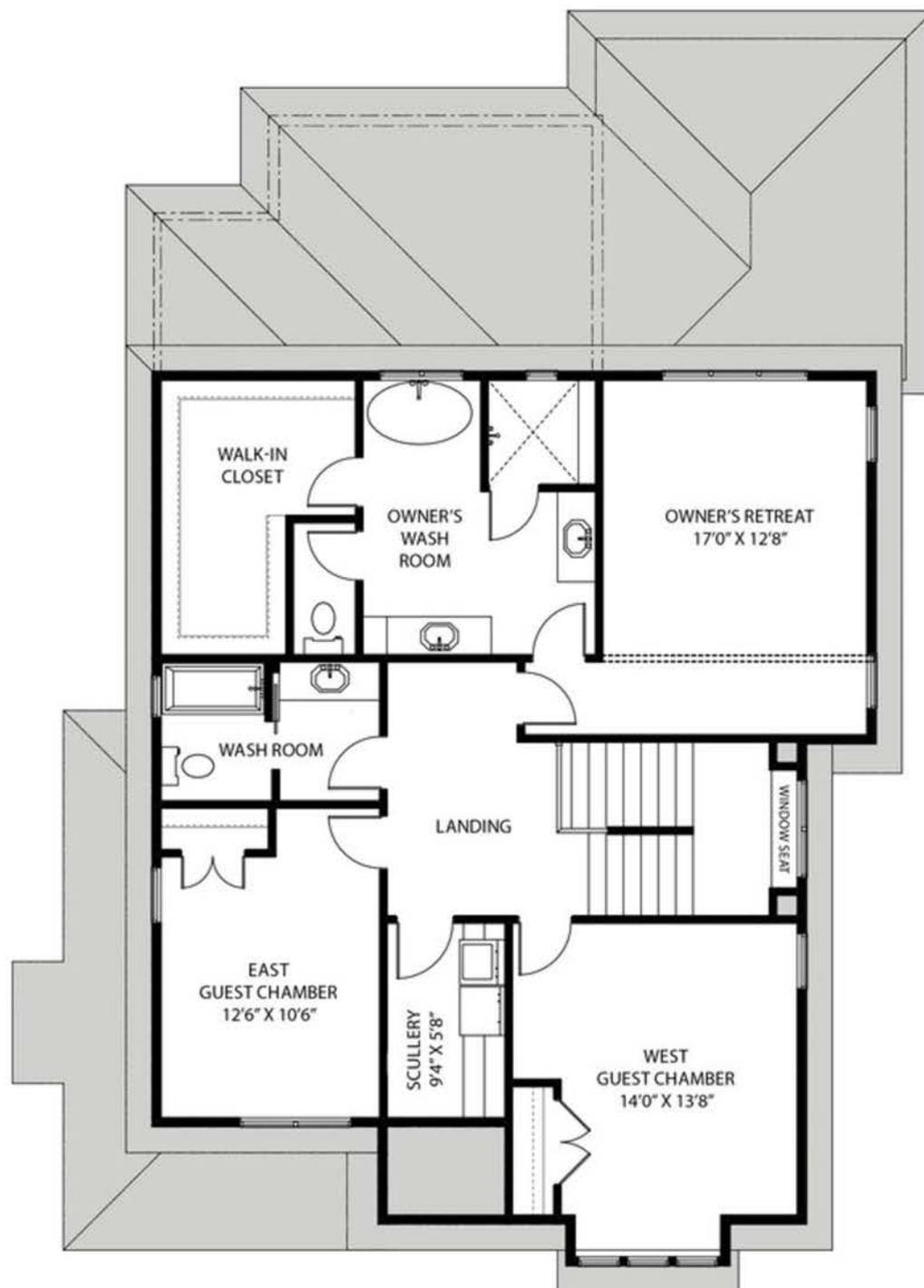
BUCKINGHAM COTTAGE



MAIN FLOOR



BUCKINGHAM
COTTAGE



SECOND FLOOR

MAINTENANCE WITHOUT THE BURDEN

THOUGHTFUL CARE, CLEARLY DEFINED

At Stag Brook Cottages, maintenance responsibilities are intentionally structured to create ease - not obligation.

Homeowners maintain their individual cottages and designated private elements, while the Homeowners' Association oversees common areas, shared infrastructure, and community systems.

This clear delineation ensures that the neighborhood remains cohesive and well cared for without placing unnecessary demands on individual owners.

Standards related to upkeep, exterior condition, and landscaping exist to protect the overall appearance of the community while allowing homeowners to enjoy their property without constant oversight. When maintenance is shared thoughtfully, the result is a neighborhood that feels effortless rather than managed.

**LUXURY LIVING IS KNOWING EXACTLY WHAT'S HANDLED -
AND WHAT ISN'T.**

WHAT THIS MEANS FOR YOU

You enjoy a beautifully maintained environment without the weight of managing shared spaces or systems on your own.



A STORYBOOK COTTAGE CRAFTED FOR MODERN LUXURY

Elegant yet quietly bold, Montagu Cottage captures the romance of English architecture through balanced symmetry, handcrafted detail, and enduring charm. The soft contrast of white brick and pebble dash lends the façade an air of heritage, while the steep gables, arched entry, and slender window forms evoke the timeless sophistication of a countryside manor.

Spanning 2,780 square feet across two graceful stories, this home offers four bedrooms and three and a half baths, thoughtfully designed for refined living. A detached carriage house complements the architecture, preserving both privacy and proportion. Inside, natural light cascades through tall windows, accentuating artisan millwork and the flow between gathering spaces. Each detail - from the arched doorway to the pebble-dashed upper walls - celebrates craftsmanship and character.

Montagu Cottage is not merely a home; it is a portrait of English elegance reimagined - where legacy meets modern grace, and every moment feels quietly extraordinary.



MONTAGU COTTAGE

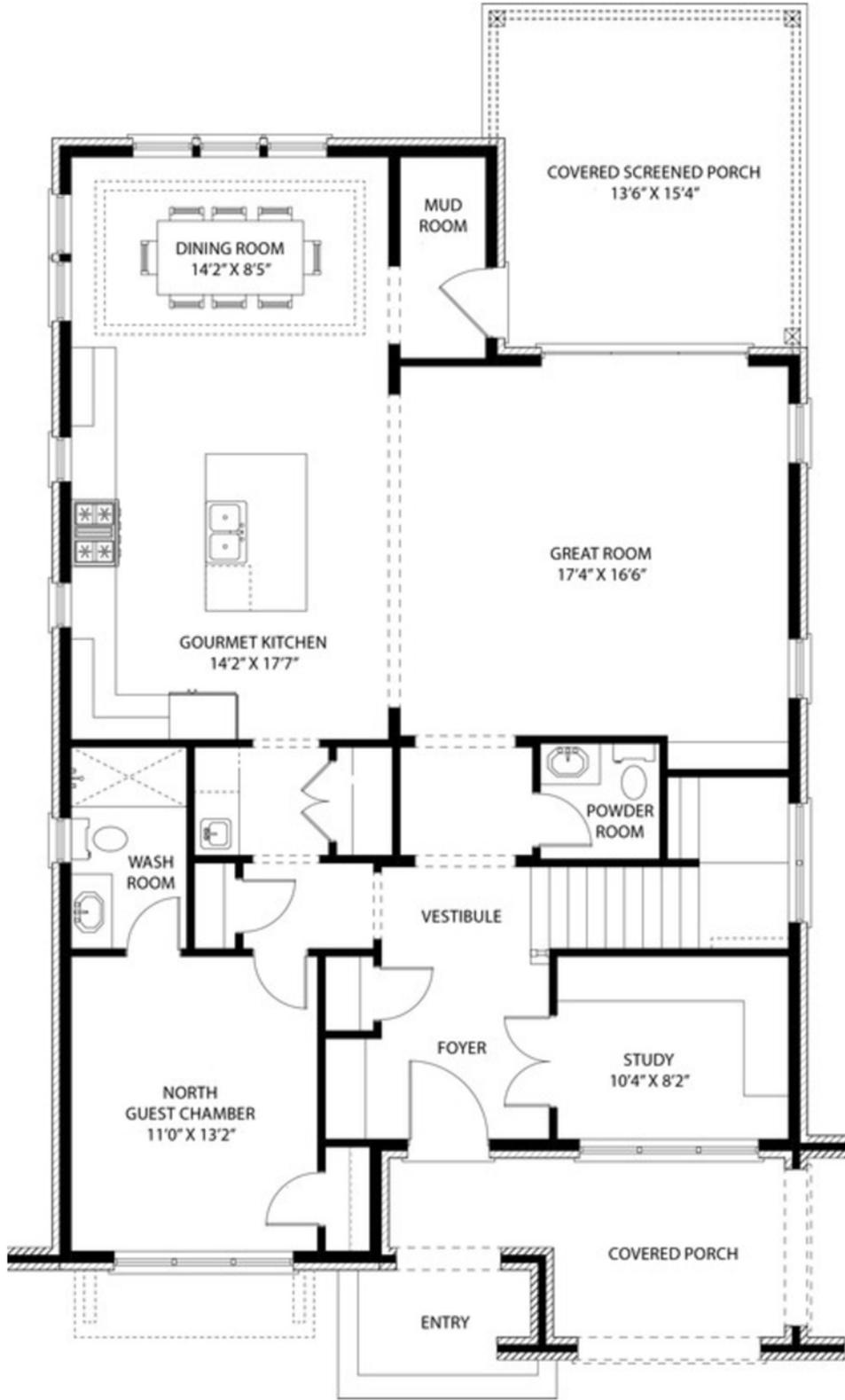
| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2780 | 4 | 3.5 |

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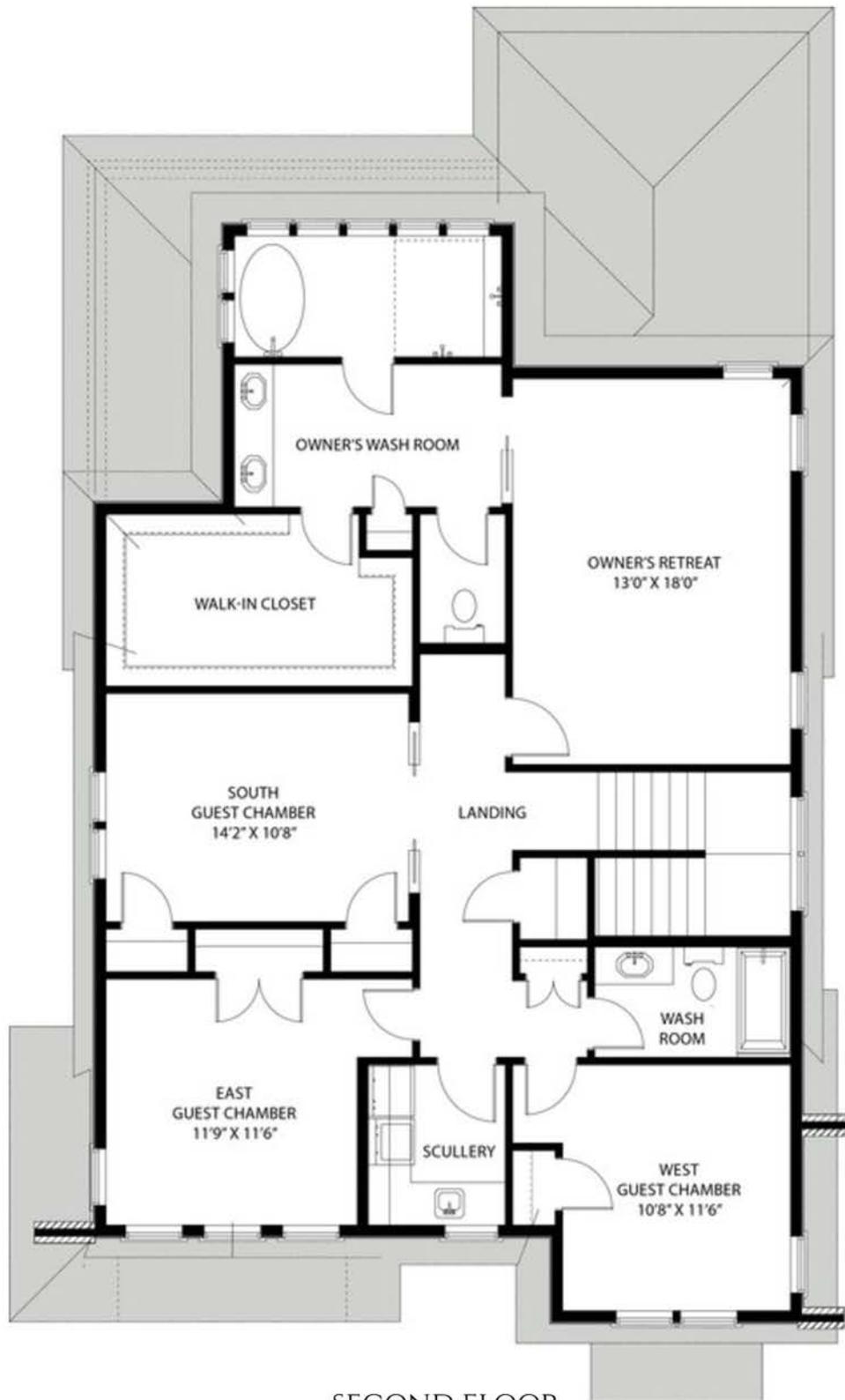
MONTAGU
COTTAGE



MAIN FLOOR



MONTAGU
COTTAGE



SECOND FLOOR

FINANCIAL STEWARDSHIP

PREDICTABLE, TRANSPARENT, PURPOSEFUL

Financial planning at Stag Brook Cottages is designed to be straightforward, responsible, and transparent.

Stewardship contributions are established to cover the maintenance, repair, and long-term care of common areas and shared infrastructure. Funds are allocated thoughtfully to ensure the community's needs are met today while planning responsibly for the future.

Rather than fluctuating unpredictably, contributions are managed with an emphasis on stability and foresight. This approach allows homeowners to plan confidently, knowing that the financial health of the community is being stewarded with care.

There are no surprise expenditures for shared systems, no ambiguity around responsibility, and no hidden costs woven into ownership.

**CONFIDENCE GROWS WHEN FINANCIAL EXPECTATIONS
ARE CLEAR.**

WHAT THIS MEANS FOR YOU

You benefit from predictable costs, responsible planning, and a community structured to protect long-term value.



WENTWORTH COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2537 | 4 | 3.5 |

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A HANDSOME ENGLISH COTTAGE DESIGNED FOR LIVING BEAUTIFULLY

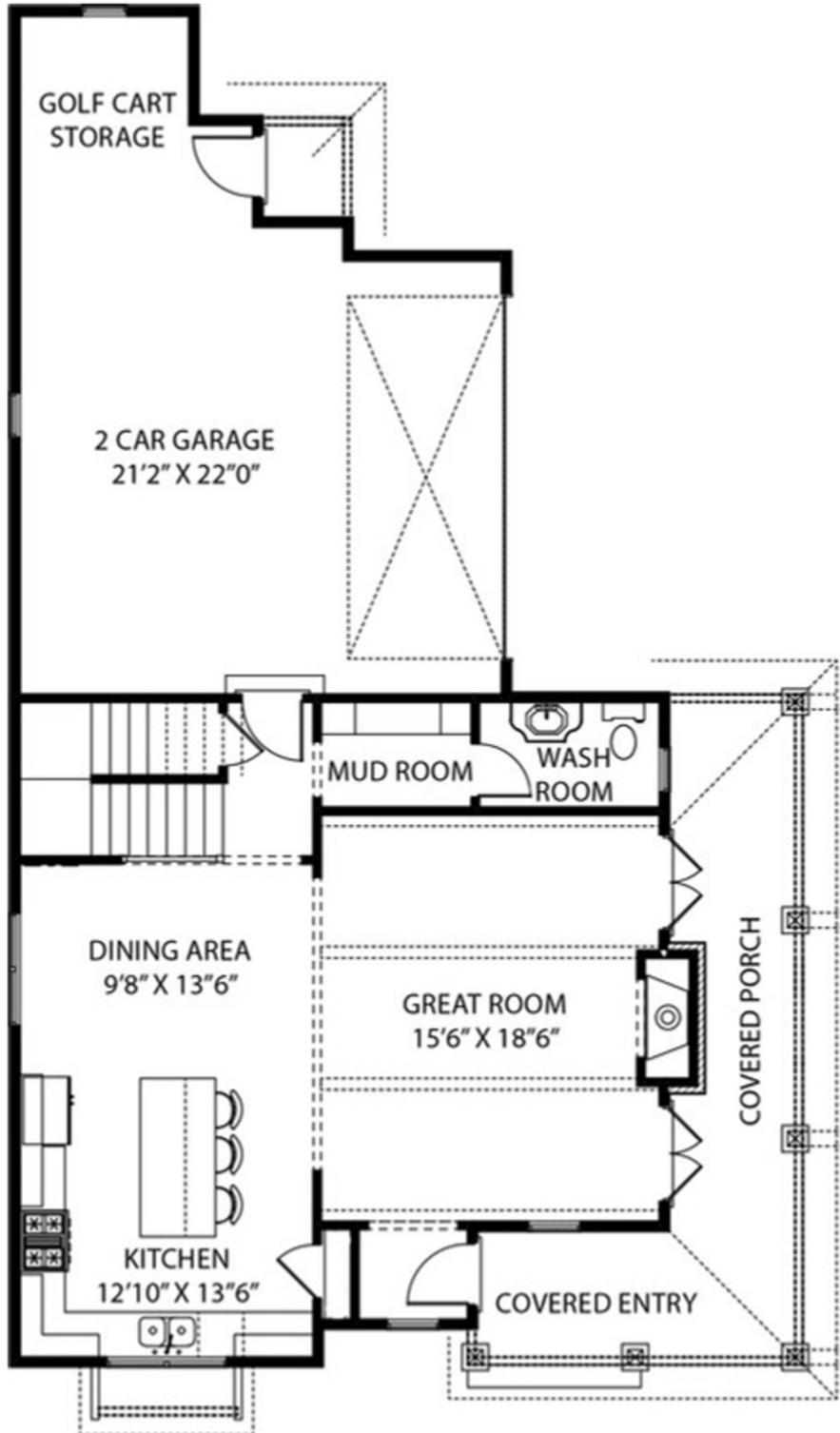
A striking silhouette of architectural grace, Wentworth Cottage blends the spirit of the English countryside with the refined sensibility of modern living.

Distinguished by its stone accents, soaring chimney, and dark trim details, this 2,537 square-foot home feels both timeless and tailored. The thoughtfully designed plan offers four bedrooms and three and a half baths, with elegant gathering spaces that open to light-filled views. A wrap-around porch and courtyard garage elevate the home's livability, while the interior unfolds with sophistication - from a grand living area to an inviting kitchen designed for effortless entertaining. Every element speaks to craftsmanship, balance, and enduring charm.

Wentworth Cottage is not merely a home - it is an architectural statement of elegance and ease, where heritage meets the art of contemporary living.



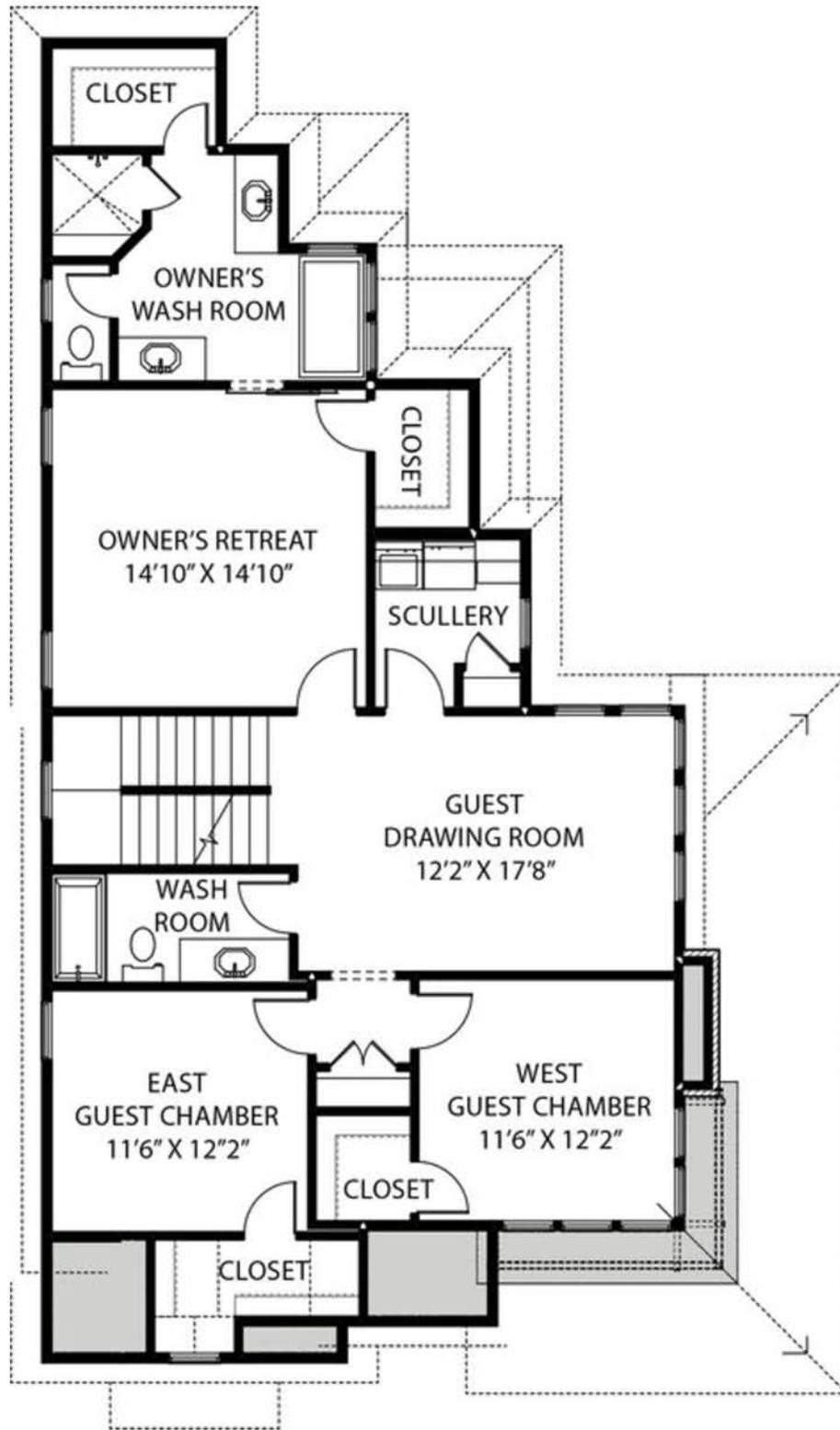
WENTWORTH
COTTAGE



MAIN FLOOR



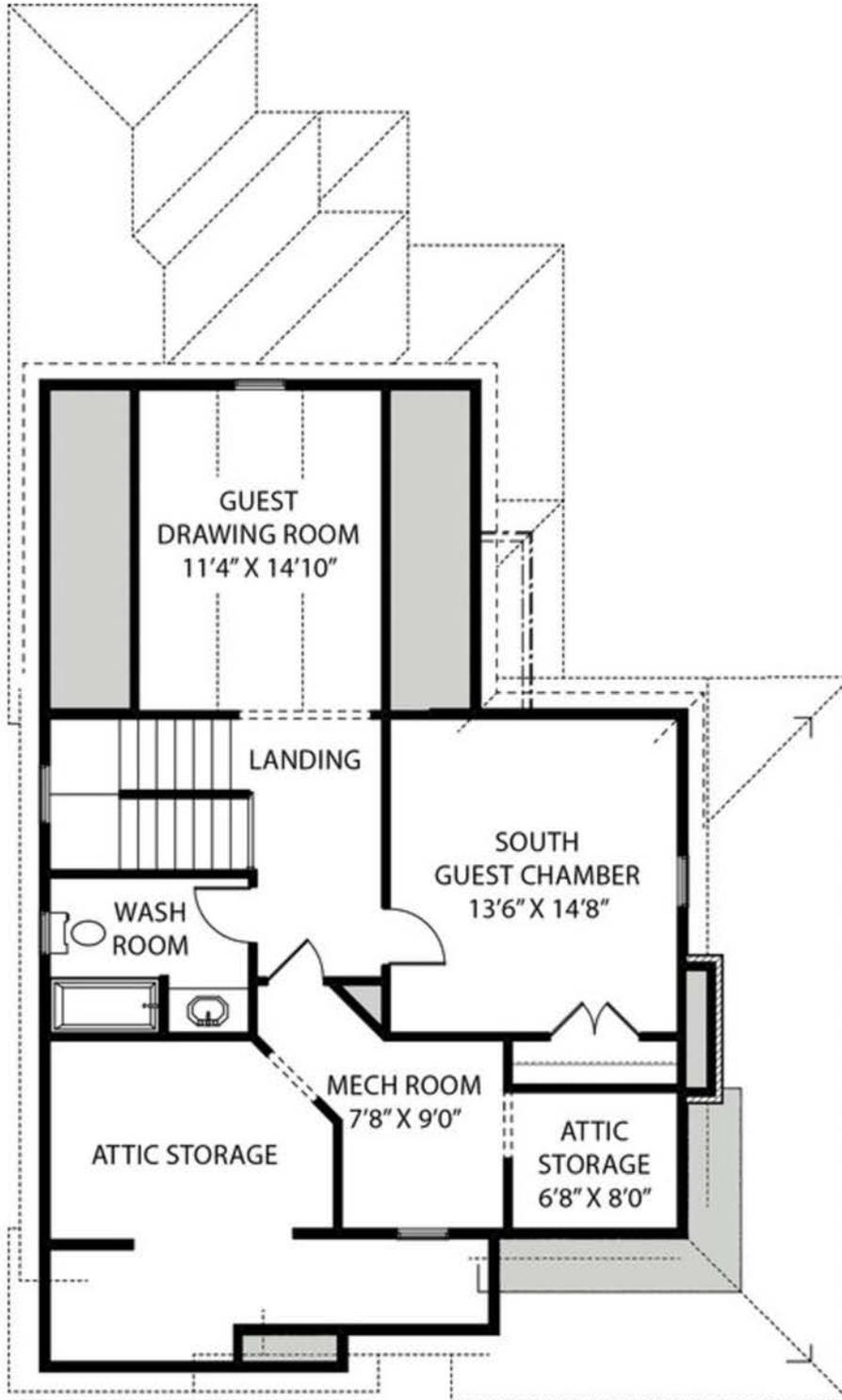
WENTWORTH
COTTAGE



SECOND FLOOR



WENTWORTH
COTTAGE



THIRD FLOOR



A REFINED COTTAGE WHERE TRADITION MEETS TRANQUILITY

Rooted in quiet sophistication, Oxford Cottage pairs traditional English charm with refined architectural balance. Its stately gables, tall windows, and covered veranda create an inviting presence that blends timeless design with contemporary livability.

At 3,080 square feet, this four bedroom, four bath residence offers thoughtful proportions throughout two levels. The main floor unfolds with open yet intimate spaces - from the welcoming entry and sunlit living area to the well-appointed kitchen that serves as the heart of the home. Upstairs, spacious bedrooms and serene baths provide both privacy and comfort for family and guests alike.

Oxford Cottage is not simply a home; it is a modern heirloom - a graceful union of classic beauty and everyday ease.



OXFORD COTTAGE

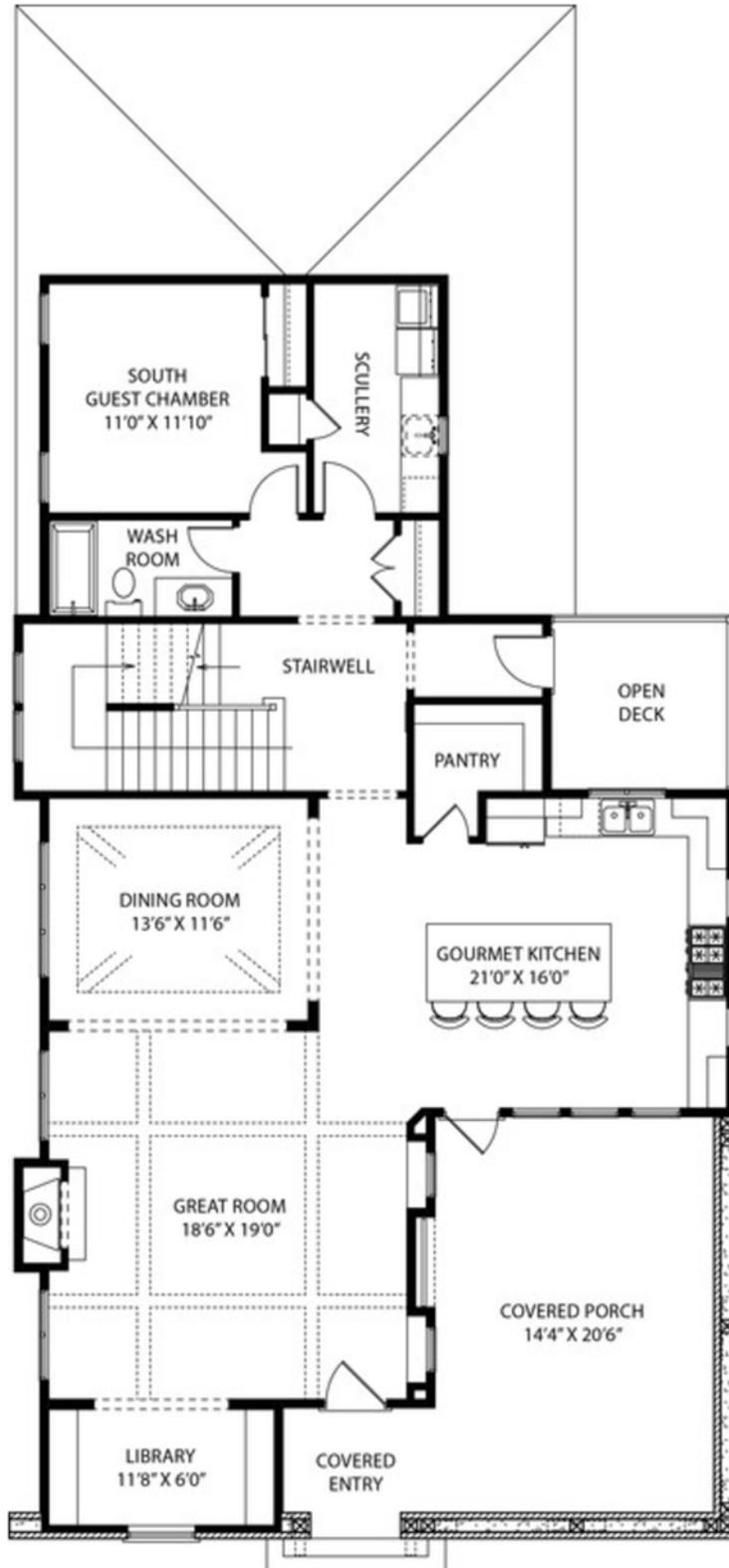
| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 3080 | 4 | 4 |

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OXFORD
COTTAGE



MAIN FLOOR



SECOND FLOOR

LONG-TERM VISION & FLEXIBILITY

A COMMUNITY BUILT TO LAST - AND EVOLVE

While Stag Brook Cottages is guided by a clear vision,
it is not static.

The community's governing documents allow for thoughtful amendments over time, ensuring that standards can evolve in response to changing needs while preserving the integrity of the original design. This balance between structure and adaptability ensures relevance without compromise.

Provisions related to enforcement, interpretation, and longevity are designed to protect homeowners while maintaining fairness and consistency. The result is a community that feels stable yet responsive - grounded in intention, not rigidity.

**THE STRONGEST COMMUNITIES ARE THOSE DESIGNED
WITH BOTH ROOTS AND ROOM TO GROW.**

WHAT THIS MEANS FOR YOU

You're joining a neighborhood with a future - one that is protected, considered, and adaptable without sacrificing character.



KENSINGTON COTTAGE

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2297 | 4 | 3 |

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AN ELEGANT COTTAGE BLENDING CLASSIC FORM AND MODERN WARMTH

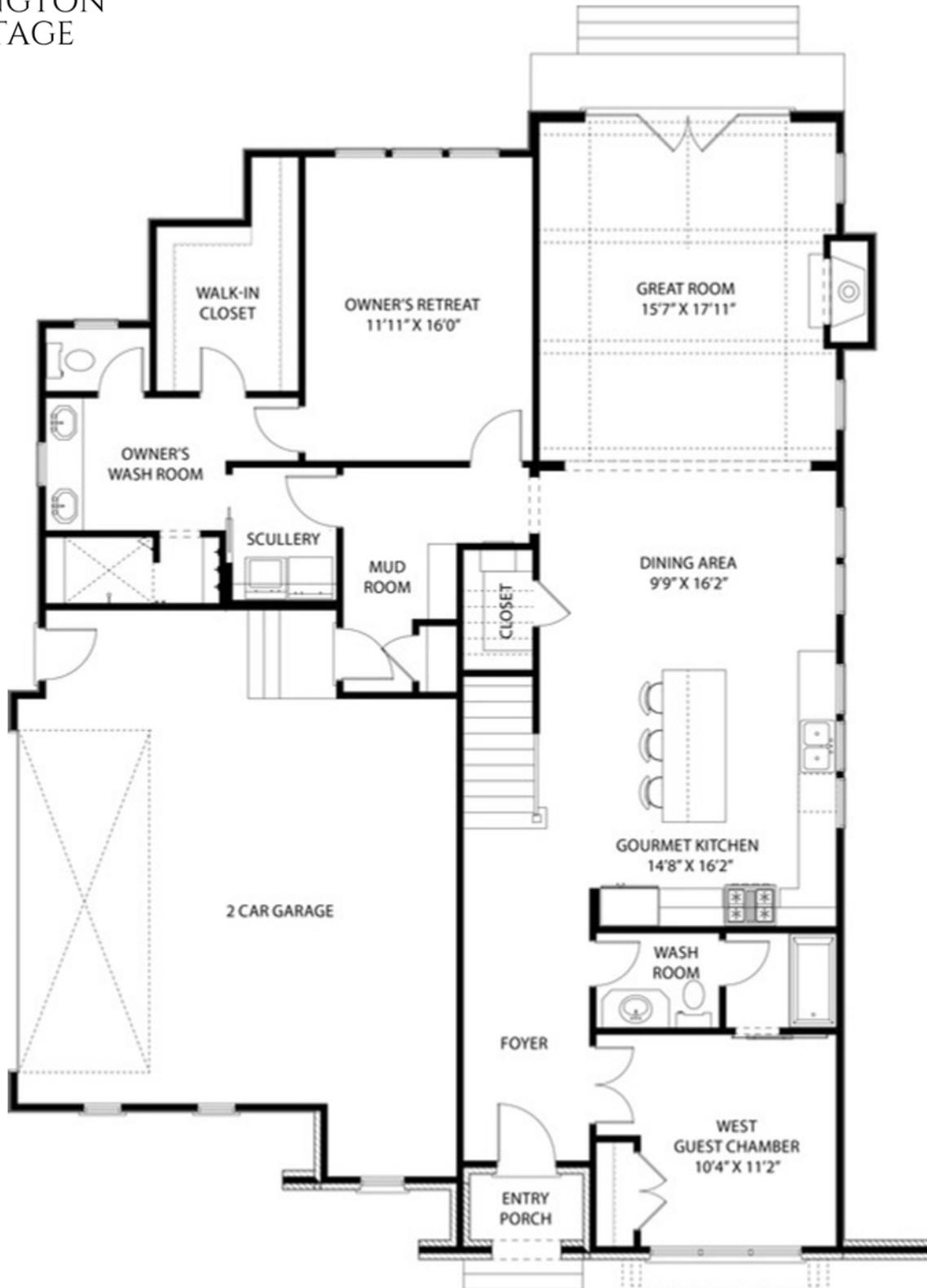
A study in grace and proportion, Kensington Cottage captures the enduring elegance of English design with a gentle nod to modern simplicity. Its distinctive curved gable and arched entryway evoke storybook charm, while clean lines and expansive windows create a light-filled, contemporary interior.

At 2,297 square feet, this four bedroom, three bath home unfolds with effortless flow between gathering spaces and private retreats. The main level offers a gracious living area anchored by a central hearth, an inviting kitchen ideal for entertaining, and a serene Owner's Retreat tucked quietly to one side. Upstairs, additional bedrooms and a flexible loft provide space for family, work, or leisure.

Kensington Cottage is not merely a residence - it is a refined expression of comfort and character, where timeless architecture and modern living meet in perfect balance.



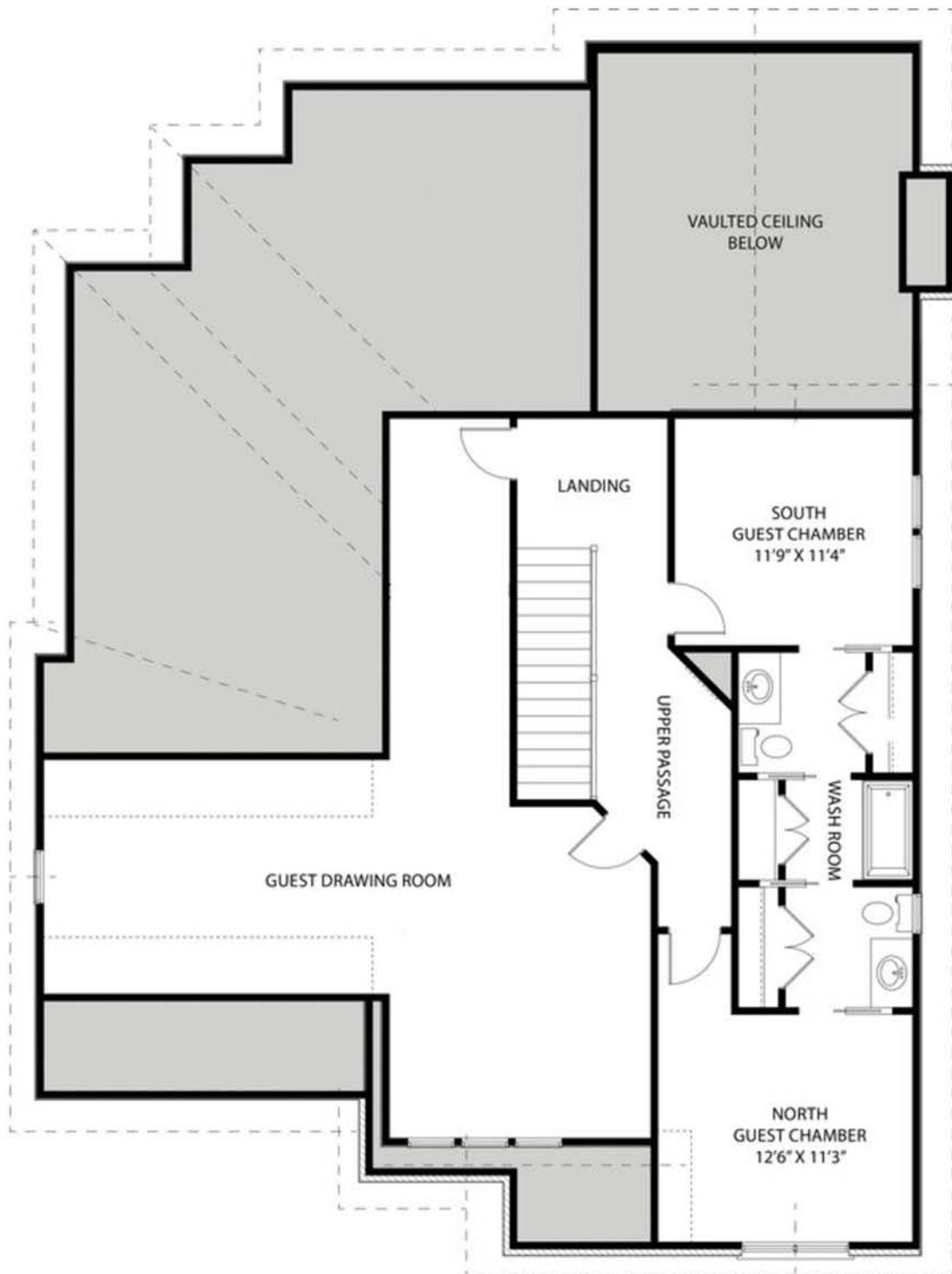
KENSINGTON
COTTAGE



MAIN FLOOR



KENSINGTON
COTTAGE



SECOND FLOOR

AN INVITATION TO BELONG

STAG BROOK COTTAGES IS NOT SIMPLY A
PLACE TO LIVE - IT IS A PLACE TO ARRIVE.

Every guideline, pathway, and architectural detail exists to support a way of life defined by calm, beauty, and shared respect. Ownership here is both personal and collective, grounded in the understanding that the most enduring communities are those shaped with intention.

This magazine offers a glimpse into that philosophy. The experience itself unfolds when you choose to make Stag Brook Cottages home.

SOME PLACES ARE BUILT. OTHERS ARE CULTIVATED.




**BALMORAL
COTTAGE**

| SQUARE FEET | BEDROOMS | BATHROOMS |
|-------------|----------|-----------|
| 2295 | 3 | 3 |

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**A GRAND YET GRACEFUL COTTAGE INSPIRED BY
ENGLISH HERITAGE**

Drawing inspiration from the timeless charm of the Scottish Highlands, Balmoral Cottage embodies rustic grandeur and quiet sophistication. The natural stone façade, accented with textured pebble dash and rich timber beams, evokes the enduring beauty of English country manors - a home both grounded in tradition and alive with modern comfort.

At 2,295 square feet, this three bedroom, three bath retreat unfolds across two levels of graceful living. The main level welcomes with airy, open gathering spaces that flow naturally to the screened outdoor living porch, perfect for evening fires or morning tea. Below, a Guest Drawing Room and park-side porch extend the home's livable charm - a seamless blend of luxury and leisure.

Balmoral Cottage is not merely a residence; it is a retreat - a place where stone meets sunlight, and every detail whispers of heritage, warmth, and the enduring art of home.



BALMORAL
COTTAGE



MAIN FLOOR



BALMORAL
COTTAGE



SECOND FLOOR

AT A GLANCE

EVERYTHING YOU NEED TO KNOW,
BEAUTIFULLY SIMPLIFIED

THE COMMUNITY

Stag Brook Cottages is a thoughtfully planned residential neighborhood designed for long-term living, architectural harmony, and enduring value.

HOMEOWNERSHIP

Each homeowner enjoys private ownership of their cottage while sharing in the care of common areas through a professionally structured Homeowners' Association.

ARCHITECTURE & DESIGN

Exterior changes and additions are guided by an Architectural Review Committee to ensure cohesion, quality, and timeless appeal.

LIFESTYLE

- Short-term rentals are thoughtfully limited to preserve the neighborhood's tranquil character
- Emphasis on privacy, peace, and neighborly living

MAINTENANCE

- Homeowners maintain their individual cottages
- The Association maintains shared spaces and infrastructure

FINANCIAL STRUCTURE

- Predictable stewardship contributions
 - Transparent budgeting
- Long-term planning for shared systems and amenities

LONG-TERM VISION

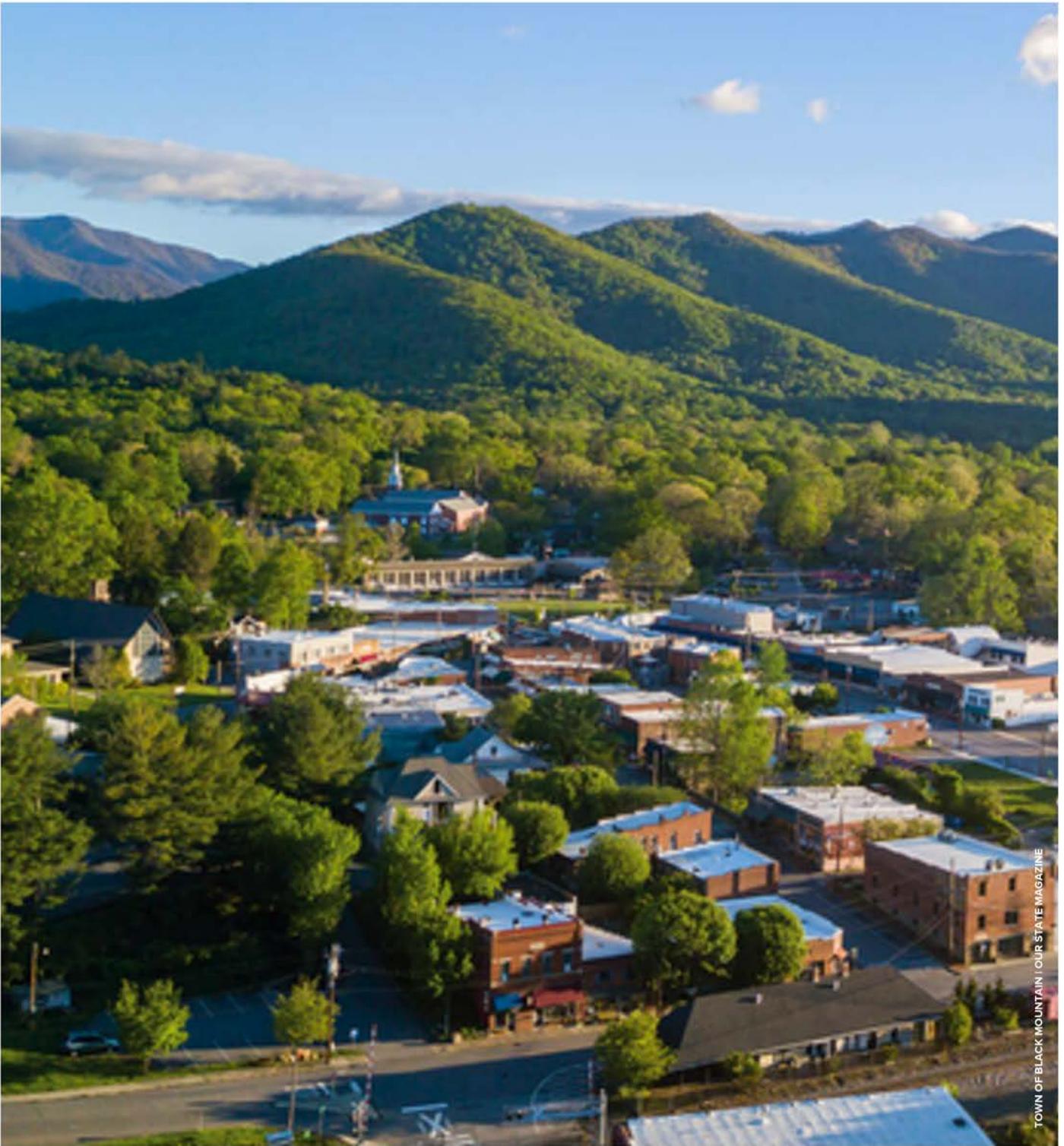
Designed to protect the beauty of today while allowing thoughtful evolution tomorrow.

DESIGNED FOR CLARITY. BUILT FOR CONFIDENCE.

BEYOND THE COTTAGES

The setting of Stag Brook Cottages extends well beyond its boundaries. Surrounding it is a collection of places that shape daily life through familiarity rather than spectacle - a town center known for its rhythm, a city offering cultural depth, landmarks rooted in history, and a landscape that remains ever-present.

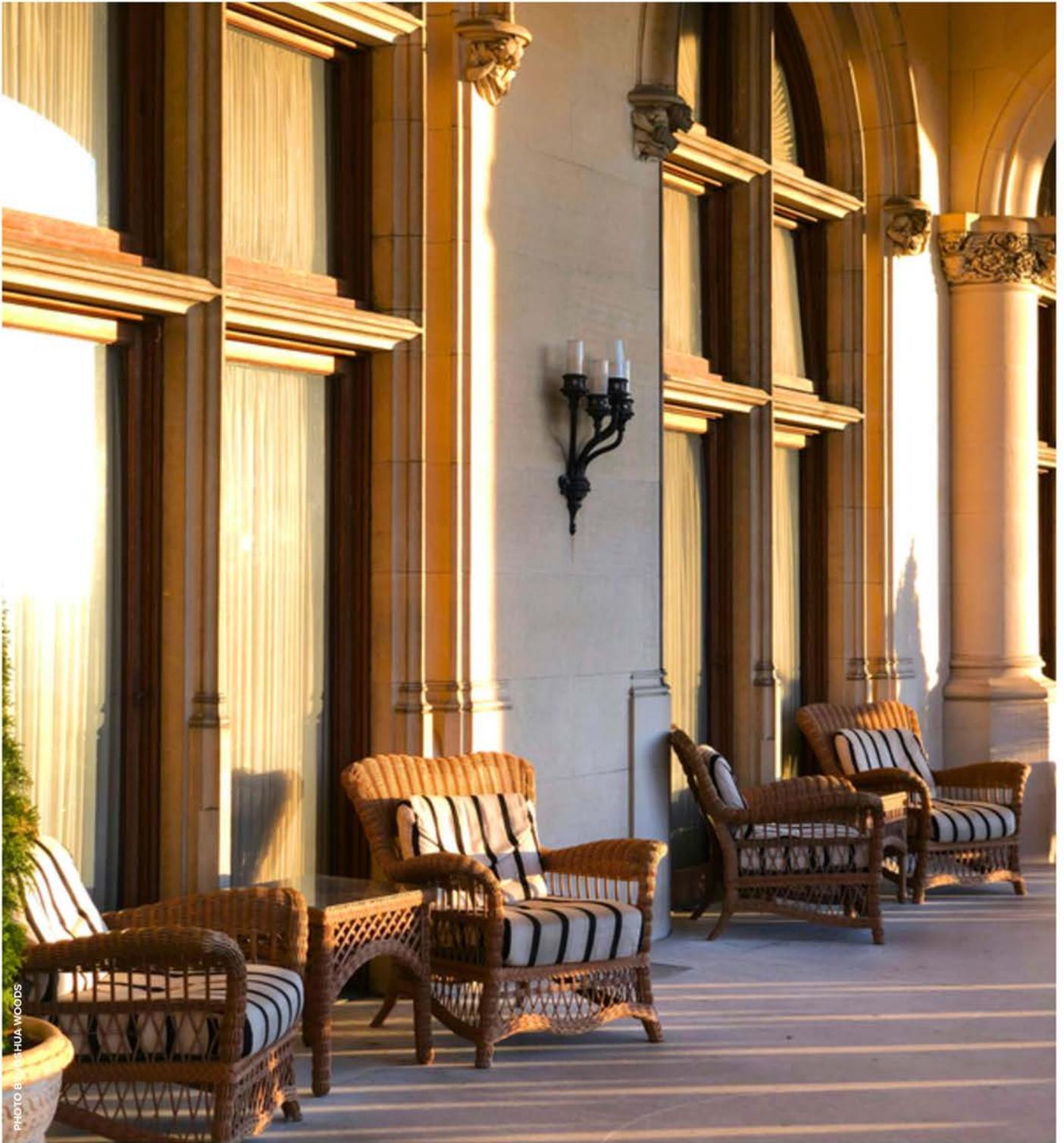
These destinations are not defined by distance or novelty, but by how naturally they integrate into life here. They provide context, balance, and a sense of belonging that reinforces the quiet confidence of the community itself.



TOWN OF BLACK MOUNTAIN | OUR STATE MAGAZINE

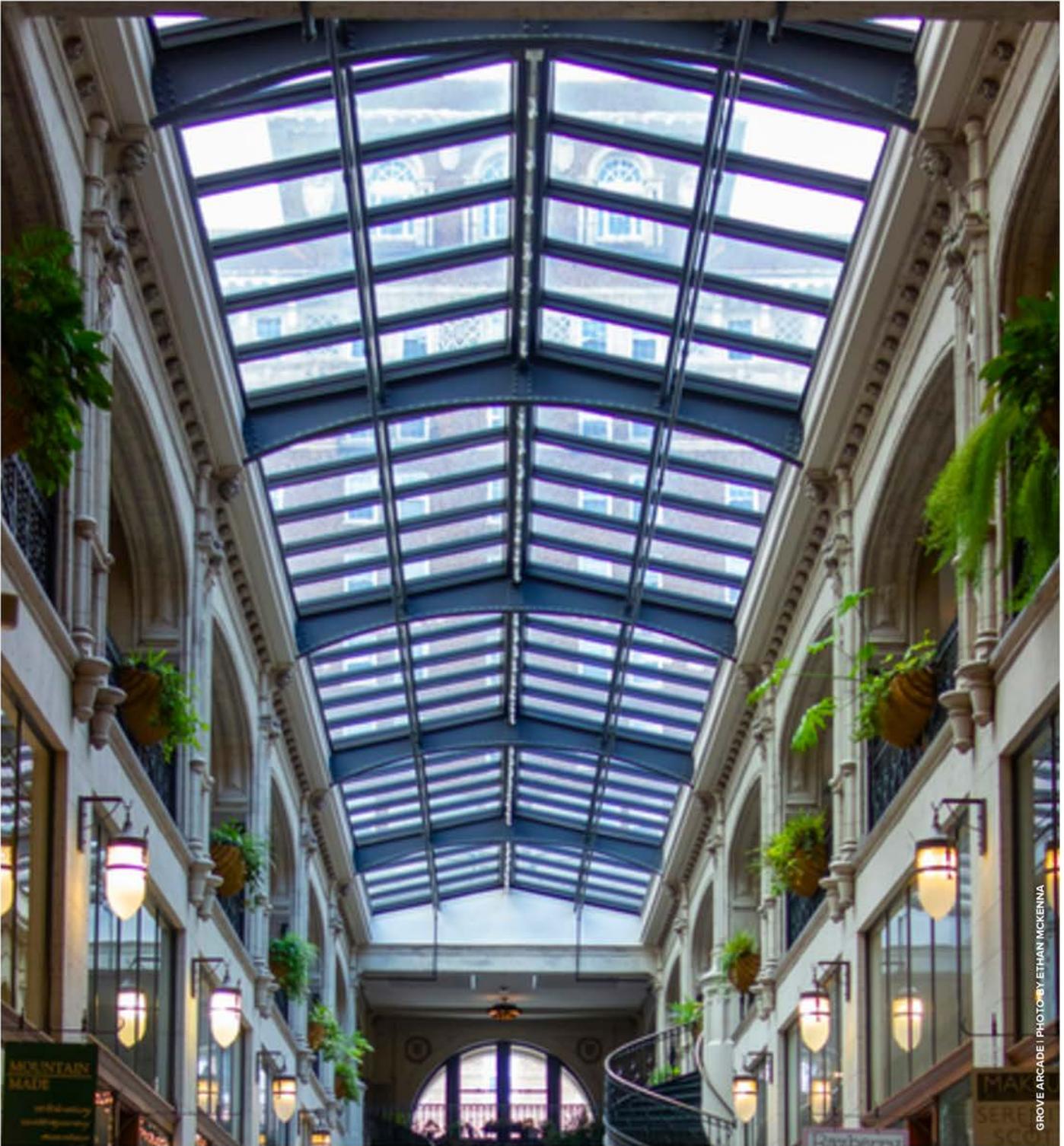
TOWN OF BLACK MOUNTAIN

A small town with a long sense of itself, Black Mountain offers a daily rhythm shaped by walkable streets, independent shops, and a strong connection to the surrounding landscape. Life here is defined less by spectacle and more by familiarity - morning coffee, quiet evenings, and a pace that encourages presence. It is a place where community feels established, not manufactured, and where living well feels natural rather than aspirational.



BILTMORE ESTATE & VILLAGE

A cornerstone of the region's architectural and cultural heritage, the Biltmore Estate stands as a reminder of enduring craftsmanship and long vision. Nearby, Biltmore Village reflects that same legacy at a more intimate scale, with historic buildings repurposed for daily life. Together, they represent continuity - a sense of place shaped over generations rather than trends.



GROVE ARCADE | PHOTO BY ETHAN MCKENNA

ASHEVILLE

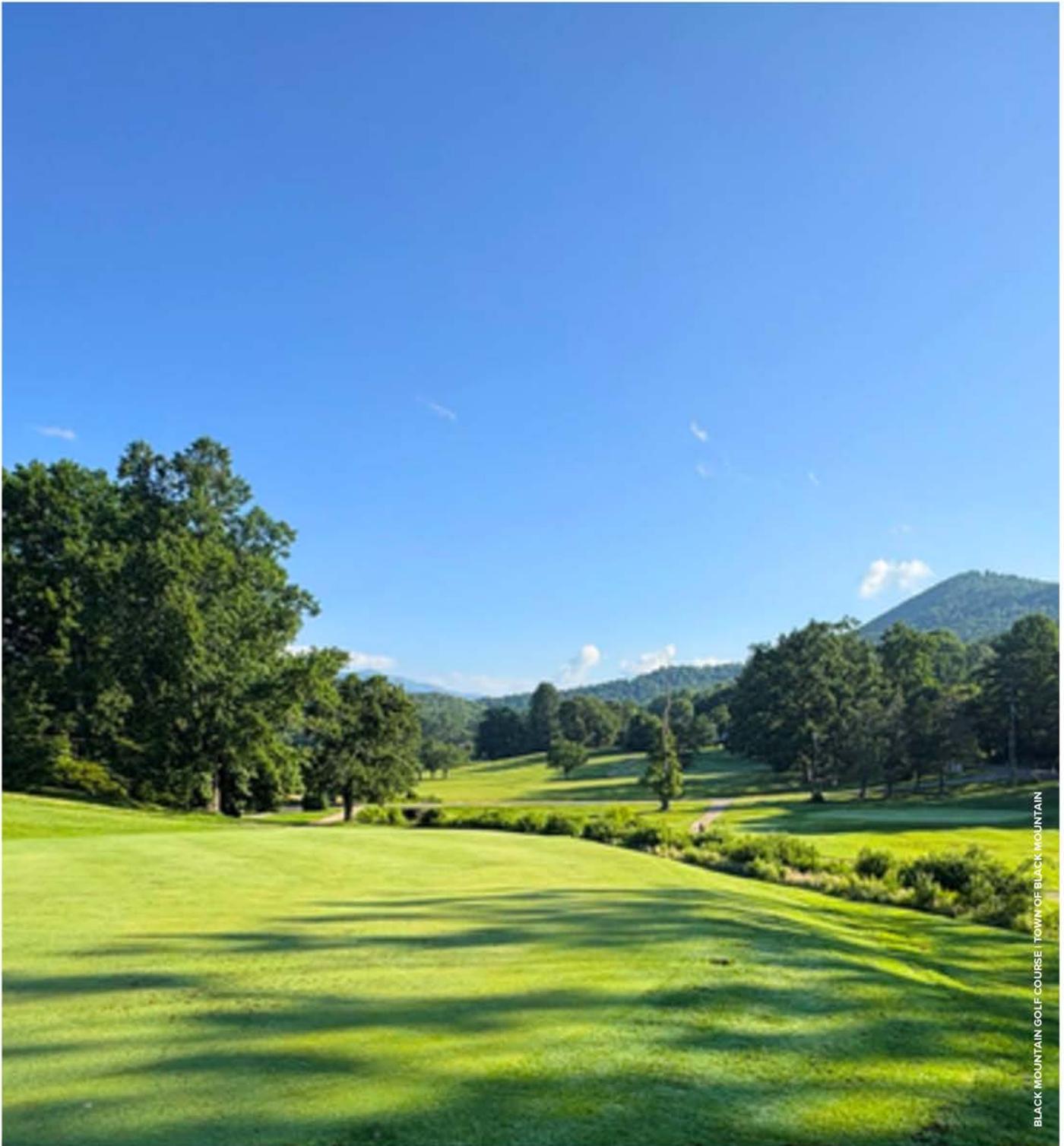
Just beyond Black Mountain lies Asheville, a regional center of arts, music, and independent culture. Known for its historic architecture and creative energy, the city provides depth and diversity without overwhelming the quiet life of the surrounding towns. Close enough for an evening performance or gallery visit, Asheville remains comfortably at arm's length - available when desired, easily left behind when not.



PHOTO BY MICHAEL-DAVID IMHOF-CARPENTER

BLUE RIDGE PARKWAY

Tracing the ridgeline above the region, the Blue Ridge Parkway offers an ever-present connection to the mountains. More than a scenic route, it functions as a quiet threshold between daily life and open landscape - a place for early drives, seasonal change, and unhurried reflection. Its proximity reinforces the sense that nature here is not a destination, but a constant.



BLACK MOUNTAIN GOLF COURSE

Set against the foothills, the local golf course is woven seamlessly into the landscape. Long valued by residents, it offers a measured, unpretentious approach to the game - less about ceremony, more about consistency. It functions as part of the town's fabric, a familiar setting for regular play rather than a destination defined by exclusivity.

THE ART OF BELONGING

INSIDE STAG BROOK COTTAGES

There is a certain feeling you notice upon arrival at
Stag Brook Cottages.

It's not dramatic. It doesn't announce itself. Instead, it reveals itself slowly - in the way the cottages relate to one another, in the quiet consistency of materials, and in the sense that nothing here is competing for attention.

Stag Brook Cottage was designed around a simple but powerful idea: that a neighborhood should feel composed. Each cottage is individual, yet unmistakably part of a whole. Rooflines align, proportions converse, and pathways invite movement without urgency.

Unlike developments driven solely by speed or volume, Stag Brook Cottages was planned with longevity in mind. The architectural standards, shared spaces, and community guidelines work together to ensure that the character of the neighborhood remains intact as years pass and ownership changes.

This is a place where governance is discreet, beauty is protected, and daily life feels grounded rather than managed. The result is not uniformity, but harmony - a quality that becomes increasingly rare with time.

For homeowners, the experience is both personal and collective. You enjoy the intimacy of your own cottage alongside the reassurance that the surrounding environment will remain thoughtful, calm, and cohesive.

Stag Brook Cottages is not about trends. It's about proportion, restraint, and belonging. It is designed for those who recognize that true luxury often lies in what has been intentionally left out.

**SOME COMMUNITIES ARE BUILT TO IMPRESS. OTHERS
ARE DESIGNED TO LAST.**

DEVELOPER'S NOTE

A STATEMENT OF INTENTION

Stag Brook Cottages was created with the belief that where we live shapes how we live.

From the beginning, the goal was not to build as many homes as possible, but to build a neighborhood that would feel cohesive, peaceful, and enduring. Every architectural guideline, shared space, and community standard was put in place to protect that vision - not just for the first homeowner, but for every homeowner who follows.

The responsibility of creating a neighborhood carries weight. It asks for foresight, humility, and a commitment to the long view. Stag Brook Cottages is our answer to that responsibility.

It is offered with care, and entrusted to those who value intention as much as design.

Developed with respect for the land, the architecture, and the people who will call it home.

- DAVID MYERS & AUSTIN MYERS



THE PEOPLE BEHIND THE VISION

Stag Brook Cottages is the result of a thoughtful collaboration between more than a dozen accomplished professionals - builders, designers, architects, financial advisors, and marketing specialists - each bringing deep expertise and a shared commitment to excellence.

United by a passion for craftsmanship and an appreciation for the character of the mountains, our team works seamlessly behind the scenes to ensure every detail reflects the care, quality, and timeless beauty that define this community.

Together, we are not simply building homes - we are creating a place designed to be cherished for generations.



MMB
MYERS MOUNTAIN BUILDERS

A MASTER-PLANNED COMMUNITY
BY MYERS MOUNTAIN BUILDERS



STAG BROOK
COTTAGES

BLACK MOUNTAIN, NORTH CAROLINA