



Whether you envision it as your permanent residence or a lucrative vacation rental, our dream can become your reality—a wise and budget-friendly investment. Nestled between the vibrant cities of Asheville, North Carolina, and Greenville, South Carolina, River Rock offers an idyllic setting at an elevation of over 3500 feet above sea level, boasting an average summertime temperature of 83 degrees. This prime location makes River Rock an ideal getaway destination for all four seasons.

This exclusive development presents a rare opportunity to build in a pristine mountain community, complete with all the amenities one could desire for a mountain retreat. Homes are thoughtfully designed to optimize rental income potential and offer luxurious vacation experiences. The development features two distinctive areas to choose from: River Rock, an ultra-modern community, or Mountain Traditional, situated in the adjacent Waterdance community.

With options including Cliff-Side, Mountain View, Mountain Top, or River Front locations, River Rock provides the perfect backdrop to experience the beauty of all four seasons.



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**LIMITED TIME ONLY**

**PRE-  
CONSTRUCTION  
UP TO 20% OFF  
SALES PRICE**

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## LIMITED TIME PRE-CONSTRUCTION SALES PRICE



The first ten individuals who sign a reservation agreement and provide a deposit will receive a 20% discount\* on the sales price of properties in both River Rock and Water Dance.



## FINANCIAL INCENTIVES

- Located in the Government approved OPORTUNITY ZONE, allowing for massive tax relief on all profits and income generated for 10 years or more.
- Low HOA cost
- zero energy off the grid operating cost

\*To be eligible, you must fulfill the reservation agreement and ensure that the deposit is received. This offer operates on a first-come, first-served basis. 10 discounts available at River Rock and 10 discounts available at Water Dance.

## ENVIRONMENTAL ADVANTAGES

Crafted for peak efficiency, every aspect of this development is uniquely designed to maximize resource use.

- State of the art maintenance free solar
- Thermal energy package
- Fresh mountain filtrated mineralized community well water
- Hydrdo power supply systems
- Steel beam r-70 insulated walls

## PROPERTY HIGHLIGHTS

- Luxury kitchen and upgraded appliances
- Massive 12-15' Heated pool/jetseat with every home
- Outdoor Firepit with Outdoor Cooking ability
- Furnishing and fully decorat- ed with all linens décor and essentials for occupancy
- 3 Bedroom sleeps up to 12; 5 bedroom sleeps up to 18 guests
- Gated community, providing privacy
- Hundreds of acres of onsite scenic viewing trails hiking and waterfalls.
- On site river front private Fly Fishing
- Planned Heli pad with discounted heli services from Ashville and Greenville Munciple airports
- Planned community center with gym, spa service grilling area and weekend entertainment