

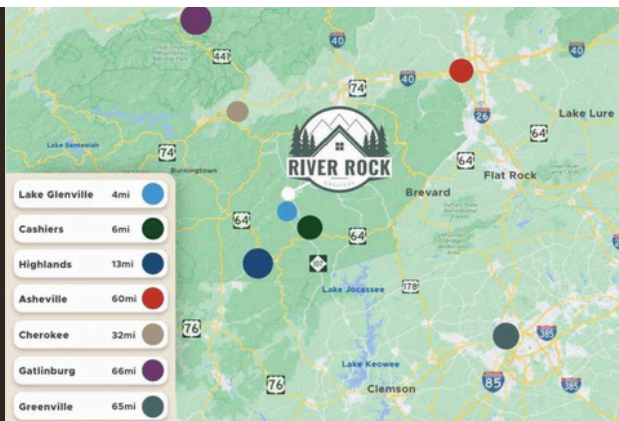


INTRODUCING RIVER ROCK

Introducing an innovative vacation home development—the first of its kind—embracing an ENERGY POSITIVE ethos, eco-friendliness, and ultra-modern design, crafting an unparalleled vacation resort community.

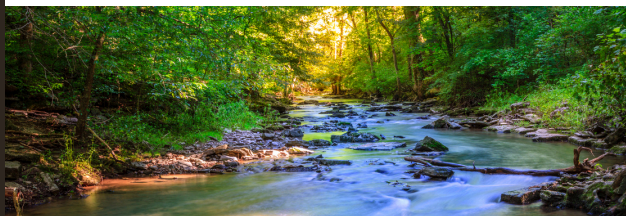
Nestled atop the mountains and enclosed within an exclusive gated enclave, this community presents an idyllic setting with riverfront fly fishing and breathtaking mountain vistas.

Situated amidst the renowned locales of Cashiers and Highlands in North Carolina, it offers a rare blend of luxury and natural beauty. Embark on the ultimate in indulgence within this mountain sanctuary, where modernity meets serenity in perfect harmony.



SITE LOCATION

ADDRESS	79 STATE ROUTE 107 MUNICIPALITY CASHIERS, NORTH CAROLINA
PARCEL ID #	7556-62-5870
APPROXIMATE ACREAGE	400+ ACRES
CURRENT USE	VACANT / RESIDENTIAL
ZONING	MAJOR SUBDIVISION
WATER/SEWER	WATER WORKS LLC
ELECTRICITY	DUKE ENERGY
AVAILABLE	IMMEDIATELY
PROJECT SIZE	175 SINGLE-FAMILY LOTS
PRICING GUIDANCE	Lot Home Combination Only



(843) 457-0595
Sales@CashiersRiverRock.com



WWW.CASHIERSRIVERROCK.COM

DINING ROOM



BED ROOM



KITCHEN



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 decorated with all linens décor and essentials for occupancy.
- 3 Bedroom sleeps up to 12
- 5 bedroom sleeps up to 18 guests
- Hundreds of acres of onsite scenic viewing trails hiking and waterfalls.
- On site river front private Fly Fishing

ECO & FINANCIAL BENEFITS

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
- Hyrdro power supply systems
- steel beam r-70 insulated walls

Located in the Government approved OPORTUNITY ZONE, allowing for massive tax relief on all profits and income generated for 10 years or more.