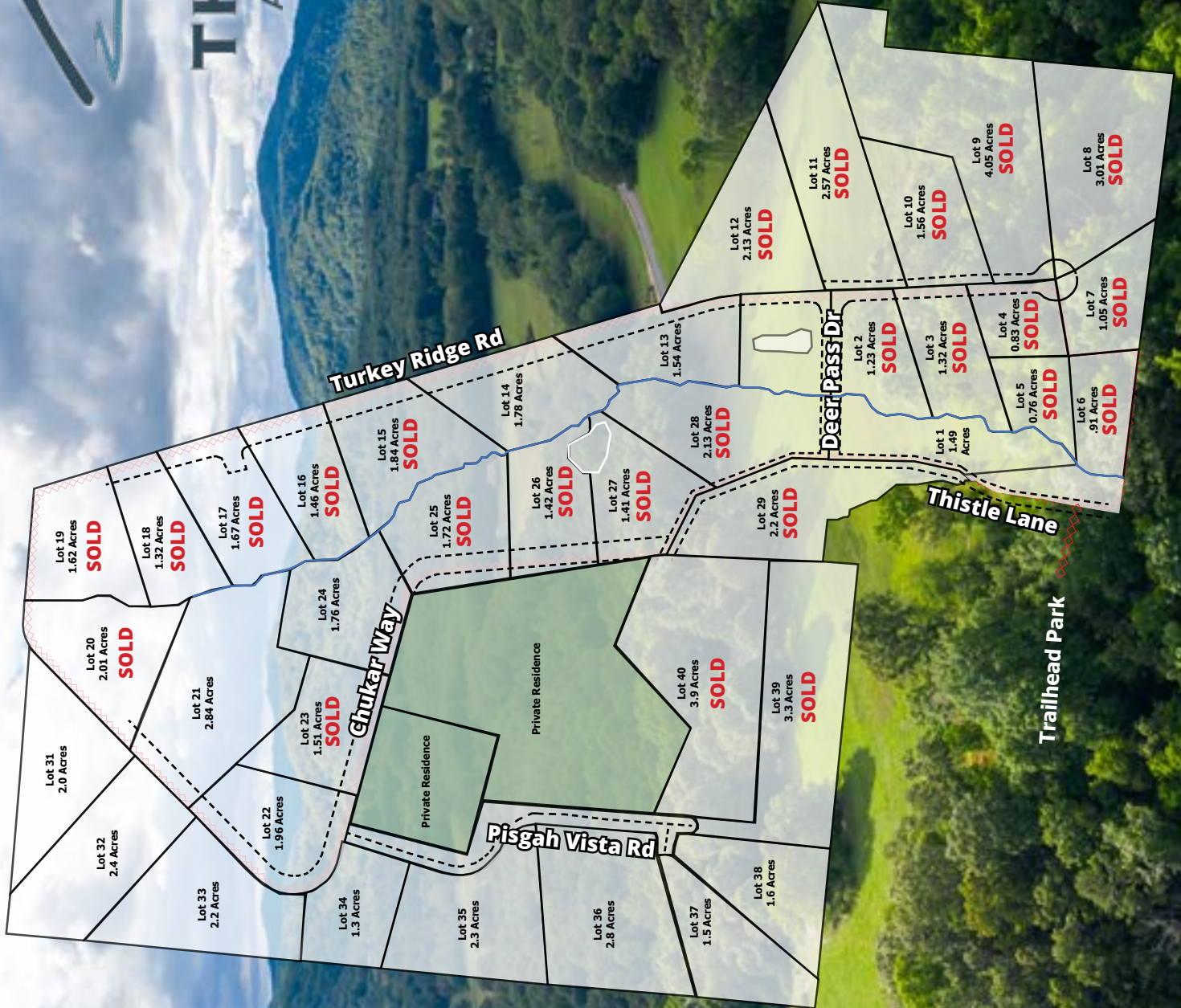




THE FARM

AT CANE CREEK





HOMESITE	Size (Acres+/-)	PRICE
2	1.23	SOLD
3	1.32	SOLD
4	0.83	SOLD
5	0.76	SOLD
6	0.91	SOLD
7	1.05	SOLD
8	3.01	SOLD
9	4.05	SOLD
10	1.56	SOLD
11	2.57	SOLD
12	2.13	SOLD
13	1.54	\$220,000
14	1.78	\$240,000
15	1.84	SOLD
16	1.46	SOLD
17	1.67	SOLD
18	1.32	SOLD
19	1.62	SOLD
20	2.01	SOLD
21	2.84	\$500,000
22	1.96	\$300,000
23	1.51	SOLD
24	1.76	\$275,000
25	1.72	SOLD
26	1.42	SOLD
27	1.41	SOLD
28	2.13	SOLD
31	2.03	\$225,000
32	2.46	\$225,000
33	2.24	\$175,000
34	1.32	\$199,000
35	2.37	\$400,000
36	2.84	COMING SOON
37	1.50	COMING SOON
38	1.60	COMING SOON
29,39,40	9.40	SOLD

Exclusively marketed by Allen Tate/Beverly-Hanks, Realtors® and Team Billy Taylor.

All prices subject to change.

05 26 2023



Our Community

This remarkable opportunity is available and timely - you can buy now and build later, using some recommended well known preferred builders, we can help you design the perfect home to fit your architectural design with mountain luxury.

Easy Build, City Perks

Country living doesn't have to cost you your city perks. The Farm at Cane Creek lots are all easy to build on sites with underground utilities. You don't have to give up your city perks - we even have fiber-optic high-speed internet and highly rated schools.

Mini-Farm Lots

Choose the farm life you want - lots are 1 acre to 4 acres where you can choose to build a garden or have a horse or do nothing all but enjoy the rolling valley. Cane Creek is known to be a horse community so you won't be alone. You will find plenty of trails and we are just a short drive to Tryon International Equestrian Center (TIEC)! Others can choose to plant a flower or vegetable garden - just down the road, you will even find a wildflower garden where the public can pick their own flowers. Either way, you choose and if you don't want to do anything but enjoy the pastoral setting just as it is, there's no judgment here. Many love this area of Asheville just for that. It's off the beaten path and yet close to central Asheville.

Noteworthy details:

Minimum Home Size 1,750 Square Feet of Heated/Cooled Living Area

No Vinyl Windows

No Vinyl Siding

No Cultured Stone

No Timeline To Build

Architectural Review Required

THE FARM AT CANE CREEK.COM



INFO	The Farm at CANE CREEK
LOT SIZES	1.3 TO 2.85 ACRES
PRICE RANGES	Lots \$215,000 +
HOA FEES	\$900 / YEAR
WATER	WELL NEEDED
SEWER	SEPTIC NEEDED
INTERNET	SKYRUNNER
RENTALS	1 RENTAL PER EVERY 7 DAYS
AMENITIES	Creekside community gathering space with picnic tables and charcoal grills. Walking trail.
DIRECTIONS	Sign at the corner of Ivy Lane and Cane Creek Road. Cane Creek Middle School is a good landmark. And I've used 38 Ivy Lane, Fletcher NC 28732 (this is the house on the right before you turn into TFACC)
BUILDING INFO	1750 SF minimum No vinyl windows No vinyl siding No cultured stone No timeline to build Archtectural Review Required



General Utility Information

Electricity

Duke Energy-Progress – 1(800) 452-2777

Skyrunner <https://skyrunner.net/>

Waste (Asheville)

GDS 828 253 3929

WM 828 253 5364

Wyatt 828 665 0991

Recycling

Buncombe – (828) 250-5460

Propane

Blossman Gas – (828) 667 0437

Freeman Gas – (828) 696 9920

Suburban Propane – (828) 252 4733

Fletcher Post Office

3616 Hendersonville Rd, Fletcher, NC 28732

Phone: (800) 275-8777

Buyer would need to coordinate Propane service for any gas appliances/inserts

Buyer would need to install a private well for water



THE FARM
AT CANE CREEK



Internet Service Project Update
The Farm at Cane Creek

July 15th, 2020

To: Property Owners of The Farm at Cane Creek

From: Skyrunner, Inc
5 Ravenscroft Drive
Asheville, NC 28801
(828) 258-8562
helpdesk@skyrunner.net

The best internet has been installed at The Farm at Cane Creek! Skyrunner, Inc., a regional Internet service provider, has begun installing homes with faster, more dependable Internet service within The Farm at Cane Creek. Our teams have been working diligently to install fiber optic cable infrastructure throughout the community. Service will be available to homeowners at the following rates:

- \$75/mo - Fiber 250 - speeds up to 125x125 Mbps, 250GB/mo, overages are 50¢ per GB
- \$99/mo - Fiber 500 - speeds up to 125x125 Mbps, 500GB/mo, overage are 50¢ per GB
- \$115/mo - Fiber Unlimited - speeds up to 125x125 Mbps, unlimited usage

There will be a one-time installation fee of \$150 for your Internet connection. Installation includes running a fiber optic cable to your home, installing a small outdoor enclosure on the back of your home, and providing an Ethernet connection to a better Internet experience (included in the installation cost). Once your service is installed, you will need to decide on how you want your internal home network setup. Most homes today want WIFI service for computers, TVs, tablets, and phones available throughout the house. For an additional cost, Skyrunner can provide home networking services, including running Ethernet network cable in your house, installing wireless access points for WIFI coverage, and helping you configure your devices to connect to the Internet. Skyrunner will provide a price list of home networking options upon request. Of course, you can purchase your own wireless router and set it up yourself, or you can hire one of the many regional home networking and automation providers in the area to assist you.

Skyrunner is excited to be a part of building a stronger community at The Farm at Cane Creek. We look forward to continuing to work with you all.

Best regards,
Zach Thompson, Project Coordinator - zacht@skyrunner.net