



COUCH MOUNTAIN

ASHEVILLE, NC

Description:

Couch Mountain is an environmentally conscious mountain community offering a low-density design of only 81 large wooded homesites on 395 acres of land. Uniquely perched on the flat upland plateau of Couch Mountain, the community features a 138 acre Nature Preserve with miles of trails, neighborhood park, gardens, and apiaries. Couch Mountain strongly encourages the use of renewable energy sources, green building techniques, backyard farming and native landscapes.

Proposed Community Amenities:

- **Nature Preserve:** 138 acres of pristine upland forest have been preserved for the exclusive use of Couch Mountain owners. This expansive conservancy boasts towering hardwoods, lush rhododendron thickets, native plants, unique rock features and an extensive trail system ideal for hiking and biking. Couch Mountain is a dog friendly community, and the Nature Preserve is an ideal location to exhaust your four-legged friends while exploring the miles of groomed trails.
- **Summit Park:** The Summit Park is located at the pinnacle of Couch Mountain. This upland park provides an area to gather with your family or neighbors, while also adding additional privacy for the surrounding homesites.
- **Garden Patch:** These elevated, raised garden beds have been crafted from timbers milled on and from the property. The gardens will be planted with beautiful native wildflowers, herbs and produce for residents to enjoy.
- **Bee Village:** A collection of aesthetically pleasing hives will house the community honeybees. This Apiary will be managed by a local beekeeper who will help to educate residents about the benefits of the bees and how to manage and maintain their own hives if they choose to do so.

Distance to key Locations:

- 5 Miles to Ingles Grocery Store
 - 3 Miles to Advent Hospital
 - 2.5 Miles to Leila Patterson Aquatic Center
 - 5.5 Miles to YMCA
 - 15 Miles to Asheville
 - 8 Miles to Hendersonville
 - 13 Miles to Biltmore Estate
 - 8 Miles to Asheville Regional Airport
 - 10 Miles to Pisgah National Forest Access
 - 7.5 Miles to French Broad River Access
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Community Utilities:

- Power - Underground power will be provided by Duke Carolinas.
 - Communication – Skyrunner provides broadband internet service to the homes of Couch Mountain. Residents will enjoy a minimum of 125MB upload and download speed.
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Miscellaneous things to know about Couch Mountain:

- There is no time requirement to start building.
- Green building techniques are strongly encouraged and described in the Design Guidelines.
- The community has Protective Covenants and a Homeowners Association.
- Property taxes are \$.68 per \$100 of assessed value. (ex. \$100,000 / 100 x \$.68 = \$680)
- Owners may choose to raise chickens and/or bees on their own property.
- Backyard farming and gardening are encouraged.