

# TURN-KEY HOME PACKAGE

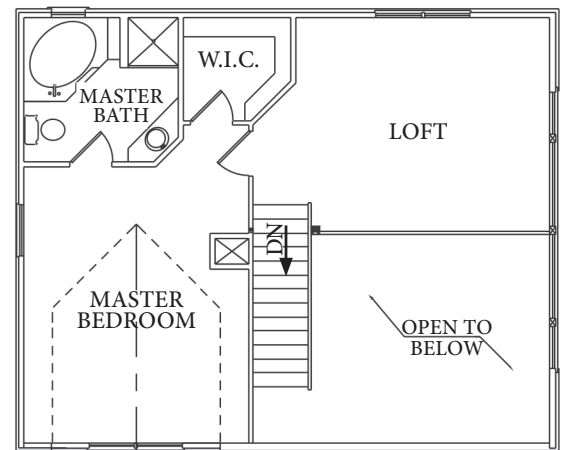
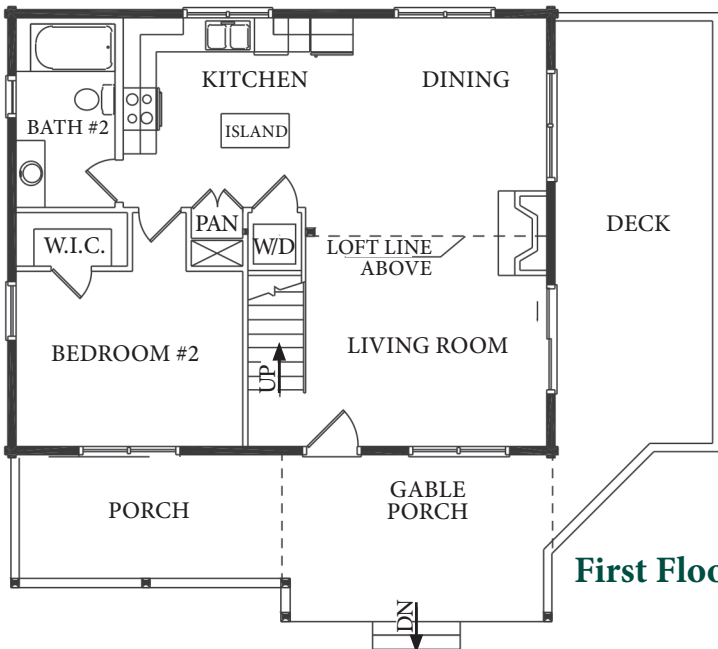


Exclusively for  
**Pisgah Preserve**  
at Lake James

**CHEROKEE** Built on the property of your choice in Pisgah Preserve for **\$259,000\***

Please call 828-413-7255

\*Lot cost is additional



SQUARE FOOT TOTALS	
1st Floor	= 832 ft <sup>2</sup>
2nd Floor	= 575 ft <sup>2</sup>
<b>Total Heated ft<sup>2</sup></b>	<b>= 1,407 ft<sup>2</sup></b>
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Optional Basement	= 832 ft <sup>2</sup>
Porch/Deck	= 566 ft <sup>2</sup>

## Offered for a limited time

- This turn-key cabin can be built on any available property in Pisgah Preserve
- Enjoy all the Pisgah Preserve amenities and walking trails
- Please call 828-413-7255 to schedule your personal tour today

*Artistic rendering of model home and floor plans, subject to change without notice or obligation.  
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**Pisgah Preserve**  
AT LAKE JAMES

in partnership with





*in partnership with*



## Cherokee Description & Material Specifications

- 1½ story home built on a crawlspace, but a basement option is available
- The 1st & 2nd floors total 1407' heated sq. ft. along with 566' sq. ft. of porches & decks
- A private Master Bedroom suite on the 2nd floor level with a 2nd Bedroom and Bath on the main level
- Huge Loft overlooking the gable end glass wall
- Front gable porch and shed porch combination which connects to a large side deck
- The mountain views are captured via the large glass door to the side & glass panels in the gable end
- This home will be conventionally framed and will have a 1 x 12 German siding exterior with cedar shake siding in the gable dormer and front gable.
- The front porch roof framing and the 2nd floor system are both framed using heavy timber beams
- Architectural shingles with a limited lifetime warranty
- Double insulated doors & windows with tilting sashes on the double-hung windows, Low-E glass, & screens
- Includes a ventless gas fireplace with a stone surround, hearth, & heavy timber wood mantel
- The Living Room, Kitchen, and Dining Room floors will be hardwood
- The Baths will be a 12" x 12" ceramic tile and the Loft, Bedrooms, and their closets will be carpet
- The Kitchen & Baths will have manufactured cabinets with solid surface granite counter tops in the Kitchen, & cultured marble tops in the Baths
- Solid pine interior doors with solid pine trim and base boards throughout
- The ceilings in Bedroom #2, Bath #2, Kitchen, and Dining will be heavy timber beams with 2x8 T/G wood
- The Loft, Master Bedroom & Great Room ceilings will be 1x8 T/G wood
- All other ceilings & all framed interior walls will be finished in drywall with a knock-down textured finish on the walls and smooth finish on the ceilings
- This turn-key construction includes average allowances for site excavation, well, septic system, appliances, & all plumbing and electrical fixtures

**We invite you to enjoy a worry free home construction experience by Pisgah Preserve's original builder, The Powell Group! We will gladly provide all client, trade, and professional references upon request.**

**PLEASE CALL 828-413-7255 TO SCHEDULE YOUR PERSONAL TOUR TODAY!**