



Blue Ridge Mountain High

Residents enjoy a higher standard of everything at Balsam Mountain Preserve.

SYLVA, NORTH CAROLINA: Numbers seldom tell the whole story. But they often tell interesting ones. The numbers are particularly telling in the case of Balsam Mountain Preserve, the private, resort-style community located high in the Blue Ridge Mountains of western North Carolina.

40 Balsam Mountain Preserve is forty minutes from downtown Asheville, one of the Tarheel State's most vibrant small cities. It's a straight shot to Balsam from the airport, and when you pass through the front gate, you realize you've entered a different world.

4,400 As in acres. That's how large the Balsam property is, including the wilderness space preserved in trust. Residents have a front-row seat to the sights, sounds, and experiences that the land and Balsam's extensive wildlife conservation efforts offer. Considering that the average golf course community sits on under 1,000 acres, you get an idea of how expansive the Balsam property is. Talk about elbow room.

5,500 That's how many feet above sea level the hiking and horseback riding trails at Balsam stretch. Your home may sit at a slightly lower altitude, but at the height of summer, the days and nights are usually in the 70s or low 80s. On summer nights, residents gather around a fire, sipping cocktails and sharing stories of the day.

354 The maximum number of families that will share the tree-covered mountainsides of Balsam. Whether you choose a spacious custom home at 3,000 to 4,700 feet and wake up to hundred-mile views from your deck, or one of the new Doubletop Village homes that put you within walking distance of many of the club's amenities, you'll be living in the lowest-density community in the Carolinas. Balsam offers its residents, their families, and friends a degree of privacy and intimacy you don't find in other gated communities.



40+ That's how many miles of roads crisscross the Balsam property. It's also the approximate number of miles of hiking and equestrian trails—and trout streams—you'll find on the property, waiting for you to discover them. Every day is a full-fledged nature expedition, a journey through the same terrain the property's miners and other intrepid explorers called home more than a century ago. Here, residents have more four-legged friends for neighbors than people, but the community's upscale amenities are never more than minutes away.



18 One of Balsam's most prized amenities is its 18-hole Arnold Palmer Signature golf course, which The King himself described this way: "Mountainous terrain, spectacular distant views of the surrounding mountains, and beautiful streams are what make Balsam Mountain Preserve different from every course I have ever designed." Playing the course, you may find it hard to believe that it was created on this site. It starts at 3,500 feet and takes you on a nonstop thrill ride as it zigzags uphill and down, offering a constantly challenging test of golf surrounded by the beauty and grandeur of its Blue Ridge Mountain setting. Considered one of the best mountain courses in the U.S., it's perennially kept in top condition, offering a smorgasbord of brilliantly designed and thoughtfully strategic holes. The greens, in particular, will take some figuring out; like many mountain courses, the subtle breaks you may think you're seeing could well be offset by the greater influence of the mountain slopes they're sited on. Bring game—and a thirst for adventure.

1,001 An approximate number of the little details, the small things that Balsam seems to get just right. Whether it's the quality of the culinary offerings at the Mine Tavern and Summit House restaurant, the care with which its extensive equestrian programs are executed, the knowledge of the enthusiastic staff at



the Nature Center, the pool, spa, and workout spaces at the fitness and wellness facility, or the friendly hellos you receive from Balsam staff members, the club gets the little things right, which, in turn, fosters a true spirit of community.

2022 Last year, the property came under the leadership of a new

owner—the David Southworth Company. Southworth, who has created acclaimed properties from Arizona to Scotland and New England to The Bahamas during his storied career, is excited about the future at Balsam. "I followed this development for several years," said Southworth, "and I was struck by its vast size and jaw-dropping beauty. In 2016, the property was purchased by a couple who lived in the community and invested heavily into the revitalization of Balsam. When the opportunity to purchase the community materialized, I couldn't resist. I felt the time was right for new ownership to revisualize the project and develop it again. That's what we're doing, and the response has been better than I could've dreamed." ■

For more information, visit [BalsamMountainPreserve.com](https://www.BalsamMountainPreserve.com).

