

# BALSAM MOUNTAIN PRESERVE

## Sustaining More Than Land

*It's a testimony to decades of thoughtful investment, disciplined development, confident execution, and above all, being ever mindful of its core value—preservation.*



SYLVA, NORTH CAROLINA: Balsam Mountain Preserve, a lifestyle community that seemingly offers everything, added to its amenities with the opening of The Boarding House Marketplace. “I consider it the quintessential country store, but here’s the kicker: it serves three meals per day,” said David Southworth, developer of the community. “With its organic and make-from-scratch ethos, it’s the real deal. Since opening, we eliminated our Achilles heel where if you needed a gallon of milk you had to drive down the mountain into town. It also serves as another dining option when the main clubhouse is closed.”

Western North Carolina offers a multitude of fine communities. “There are three primary factors that differentiate us from the competition,” stated Southworth.

“First, our elevation is higher compared to our peers. The benefit? It’s cooler in the summer when it’s sweltering elsewhere.

“Second, our density is among the lowest of all private clubs in the country. Ecological preservation is important. The Balsam Mountain Trust was created as a separate entity to manage and care for the 3,400 acres of conservation easement. The biodiversity in the Western North Carolina mountains is greater than any



The Summit House

Balsam Mountain Preserve is a true private sanctuary with only one way in and one way out unless you arrive by helicopter.

“Mountainous terrain, spectacular distant views of the surrounding mountains, and beautiful streams are what make it different from every course I’ve ever designed.”

—ARNOLD PALMER



other region in the world other than South China.

“Another attribute of Balsam Mountain is our Equestrian facilities. Considering the region is a hot button for all things equine, we are one of the few private facilities with full-service operations.

“It’s also probably important to mention our access to eight miles of Class A wild trout streams. The trout are healthy and powerful since water flow to the river is not artificially generated or controlled.

“Building your dream home in a mountain setting is more expensive than building in the city,” concluded Southworth. “But, no matter the location, the difficulty creates the opportunity for exceptionality.” ■



For membership information, please visit [BalsamMountainPreserve.com](http://BalsamMountainPreserve.com).