

“Building a luxury home on a mountaintop is challenging work, no matter what is going on around you. The topography creates a natural set of checks and balances on how fast construction can progress. Our skilled labor pool is highly trained, and it’s our preference to always stick with the best.” —DAVID SOUTHWORTH

## BALSAM MOUNTAIN PRESERVE

# A Wilderness Wonderland

*Located “where the Smoky Mountains begin,” it’s one of the lowest density private communities in the Carolinas.*

SYLVA, NORTH CAROLINA: The private Balsam Mountain Preserve club community—a sprawling, 4,400-acre property just off the Great Smoky Mountain Expressway—will never be home to more than a few hundred families. A place steeped in the rich history of the region, it’s also one with a thoroughly modern viewpoint on what makes a golf community truly great.

“Not too long ago, the formula was pretty simple,” said David Southworth, developer of Balsam Mountain Preserve. “A great golf course, sharp-looking clubhouse, and tasty food in the grill room were a winning combination.

**“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. It epitomizes everything about a great golf course.” —ARNOLD PALMER**



In today’s world, if a developer doesn’t include top-notch wellness facilities, a broad array of social programming, and several dining options, your community won’t stand out. Now, the sky’s the limit on residential amenities.”

A great golf course, Balsam definitely has. Its Arnold Palmer Signature course roams all over the mountain, making the most of its cool (even in summer) high elevation. The club’s resort-style amenities go on to include multiple dining options, a first-class equestrian center, fitness and spa facilities, tennis and pickleball, over forty miles of hiking trails, access to Class A trout streams, and 3,400 acres of pristine wilderness preserved in trust.

“We all have different wants,” Southworth continued. “It could be golf. Equestrian. Hiking. A cool summer climate. All four? Other factors include: is the community stable? What’s the developer’s track record? Are its residents welcoming? Is the staff happy? These are all important factors.”

As important as the *what* is to Southworth, he notes that communities are also about the *who*. “I get great satisfaction from seeing families meet at the club and become close friends—and stay close friends forever, even when they’re away from the property. That’s a rush for me!” ■

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

