



**CENTENNIAL
PROPERTIES**

OF NORTH CAROLINA

Florida Division

MAGNIFICENT VIEWS

Luxury mountaintop

Great Smoky Mountain homes

with *breathhtaking views* in

Maggie Valley in the Waynesville area;

minutes from *Asheville NC*





SPECIFICATIONS ON CENTENNIAL PROPERTIES HOMES

1. LOTS & UTILITIES

- Approximately one acre picturesque sites in beautiful Smoky Mountain region with valley and meadow views.
- Elevations range between 2500 ft. to 4000 ft. Some lots have mountain springs and streams.
- Premium lots available at additional cost.
- All lots have septic approvals.
- Central Well Systems for drinking water serve at least five different properties.
- Some roads paved other gravel and stone pressed. Older subdivisions have more paved roads. Home Owner Associations are responsible for wells and road maintenance.
- All lots have power and where possible the homeowner can request power company to have power lines put underground, at homeowners' costs. Bell South supplies the phone and high speed internet service and excellent cable TV service as well as satellite TV service.

2. HOME CONSTRUCTION

- Roof is quality shingle with choice of color and 30 year manufacturer's guarantee.
- Mar-Flex 5000 exterior foundation membrane and waterproofing system is a superior system with a 30 year manufacturer's guarantee.
- Thermo pane windows and sliding doors are a heavy duty high quality with matching screens.
- Outside walls are half round log or flat wood siding, stained and sealed. Traditional siding is available as well. Whatever outside siding is requested, can be done depending on its costs.
- Pressure treated spacious decks are 30ft. by 8 ft. on the main level floor and 30 ft. x 6 ft. on the lower level. The decks can be extended at additional costs.
- The inside walls in the living room, dining room and kitchen areas are tongue and groove with ceilings ranging from about 10 feet to 16 ft. high. The rest of the house including the bedrooms and lower level rooms are sheet rock with painted knock-down pattern dressed with beautiful moldings and have quality carpet throughout which can be up-graded to hard oak wood floors.
- Room height is approximately 10 feet high.
- Kitchens and baths have all Kohler fixtures.
- Kitchens have upgraded cabinets, excellent appliances with all granite counter tops.
- Laundry room has full size washer and dryer; mud sink coming off the garage into the house.
- The house includes 3 or 4 bedrooms with 3.5 baths.
- The house has a top of the line Sixteen Seer High Efficiency Trane air conditioning and heating system.



3. AMENITIES

- Floor to ceiling stone and propane gas fireplace with a built-in television compartment.
- Included in the house is an upscale outside barbeque supplied by a in-ground propane tank that also serves the fireplace.
- Large closets
- Ceiling lighted fans throughout the house.
- Beautiful oak hardwood floors in kitchen, dining rooms and living rooms.
- Beautiful oak staircase and railing going from the main level to the lower level of the house.
- Solid wood double front door.
- House is equipped with and protected by a state of the art 24-hour, 365 day and night camera digital recorded security system that can be monitored from anywhere in the world.

4. UPGRADES

- Can include extra stone fireplace; back-up outside electrical generator
- Extended decks
- 3 car garages
- Landscaping
- Stone work
- Granite counter tops in the bathrooms
- Bedrooms and lower level oak wood floors and walls
- Upgraded security cameras. Hot tubs and jacuzzi.



M A G N I F I C E N T L O C A T I O N

In a community surrounded by nature

yet close enough to enjoy

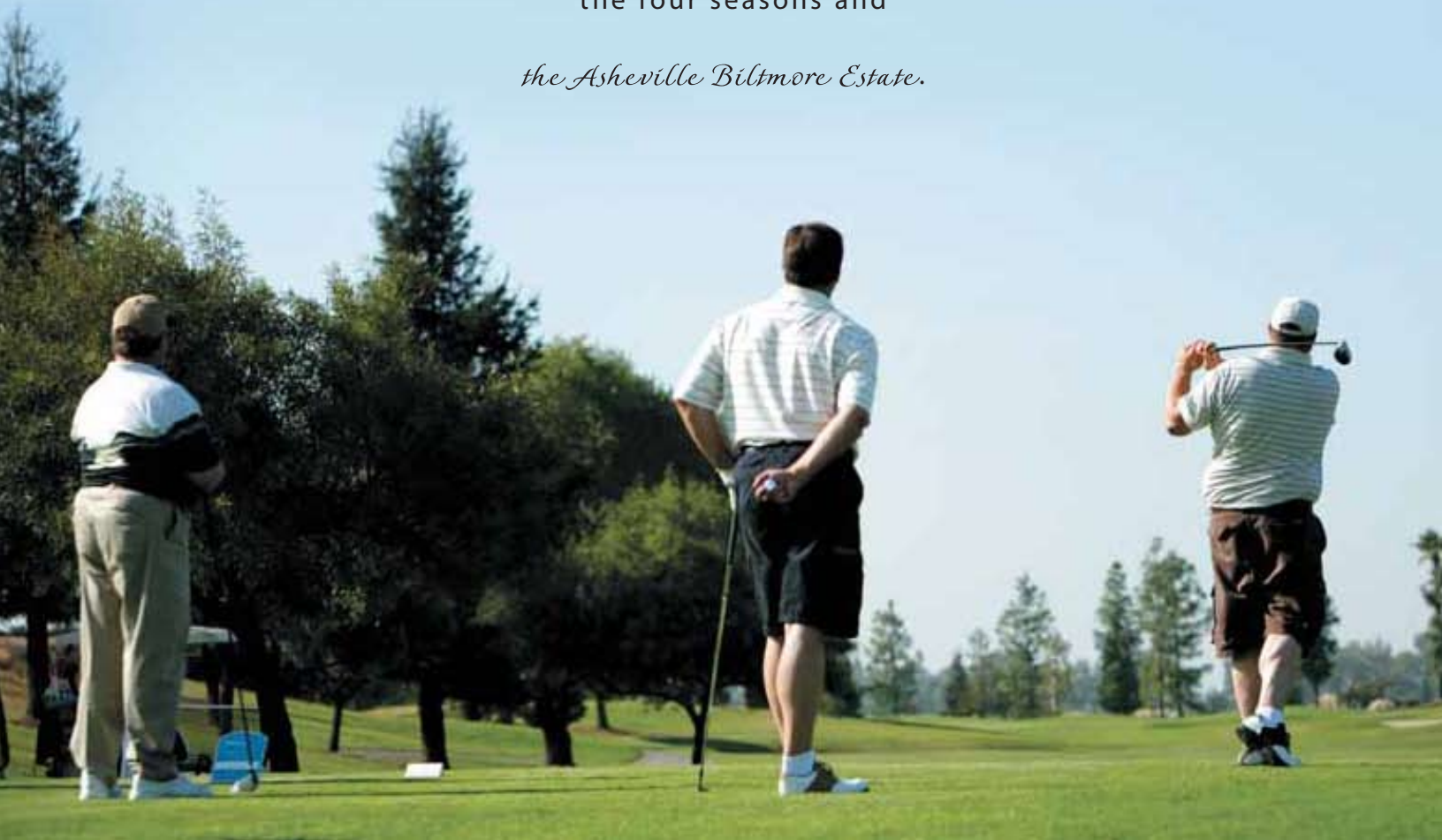
an active lifestyle, casino,

dining, music, theater,

sports activities, skiing,

the four seasons and

the Asheville Biltmore Estate.





HOMEBUYING 101

By Arthur Barr

Decisions. Decisions. Decisions. You've committed to buying a second vacation home. You know the site, size, and style of home you want. Choosing the builder for your traditional or log cabin home becomes the most important determination you will make. Here are your options.

You can hire a professional. The easiest option means hiring a pro. I like the idea of being involved in the planning and design, but then turn it over to the builder. I like being handed the keys and a garage door opener when it's completed.

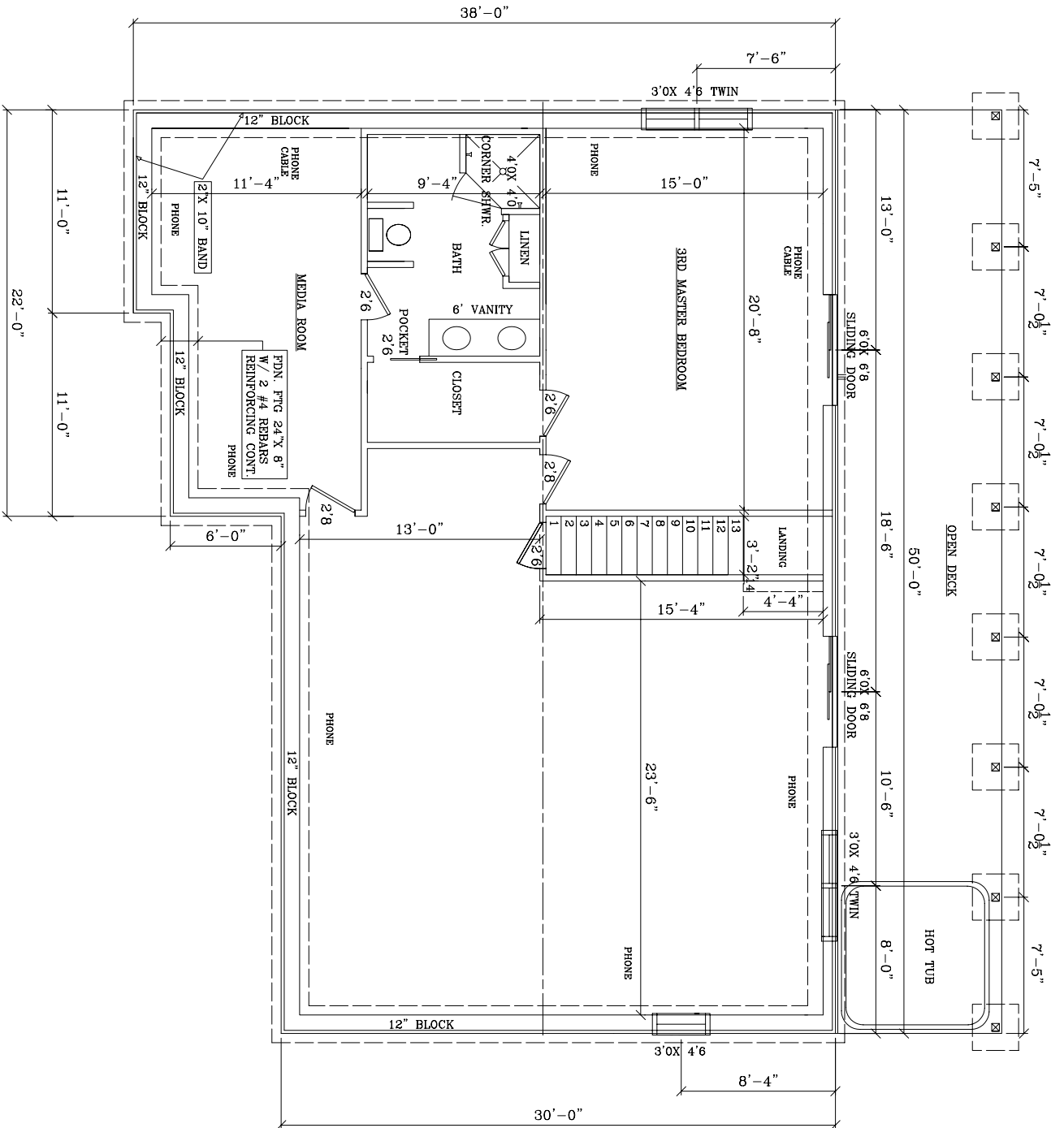
If you want to be the general contractor (GC), meet with all the subcontractors and prepare all the specs for each trade, establish legal contracts with all parties, get all the insurance and brush up on local building codes, get building permits, do construction schedules, order materials and run the job site, good luck. It can be done, but as someone who has been there, done that, trust me, you would rather eat glass.

If you are a do-it-yourselfer, and like R I S K, (think bungee jumping off a bridge) this is your shortcut to a heart attack. You will be responsible for everything the GC does plus you are going to do most everything else by yourself. This is by far the most tricky choice. Sure, you can save 12 – 15 percent, but there are no guarantees. If you are investing your life savings here, just stop reading and go on to the next paragraph.

Builder or GC? The builder does the construction of the home, including the foundation, framing, roofing and walls. Most builders don't handle the mechanical aspects like heating, cooling, electrical and plumbing. A GC manages all the subs, gets all the permits, monitors the construction and pays everyone. He's like the big-picture guy.

There are many reasons to make the important decision to build or buy a vacation home. After all, the lure of a safe, beautiful family getaway to some of the most awe-inspiring scenery in this country, is supposed to make you feel great. When you make up your mind as to what path to take, the sooner you will make your dream home a reality and get on with the business of making great memories for the family.

Arthur Barr is Chairman, Centennial Properties of North Carolina, Florida Division and can be reached at 786-859-3355 or at arthur@centennialpropertiesnc.com.



ALL DIMENSIONS MAY BE MODIFIED BY THE BUILDER TO CONFORM TO SITE LOCATION

ALL CONSTRUCTION IS TO CONFORM TO STATE, AND LOCAL BUILDING CODES

LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 AREA = 1704 SQ. FT.





MAGNIFICENT HOMES

Exquisitely crafted

North Carolina homes in

Cataloochee Mountain Estates,

the Hills of Cataloochee and

Mountain Lake Forest.





DESIGN DECISIONS

By Arthur Barr

We all want homes to be comfortable. We like the ebb and flow open floor plan so popular today. Great rooms, lofts, sun-drenched kitchens, sitting by the fireplace looking at the snow outside, or sunset vistas of the Great Smoky Mountains in the spring, you want to bring the splendor of the outside in. The lifestyle choices that work so well for empty nesters will need some tweaking to accommodate visits from our kids, grandchildren, in-laws, aunts and uncles. Once they discover that grandma and grandpa's vacation home is the place for snowball fights and sledding and mom and dad discover skiing, trust me, you will care about the design of your vacation home.

While the outside of the dream home is important, you should remember the primary purpose is living inside. The total environment should start from the inside out. My personal opinion is, if you have the nucleus open and airy while your private rooms like bedrooms, dens, libraries or children's playroom make up the wings of your footprint, I think you will be happy. I've tried to include the breathtaking scenery beyond the walls of the home, and use entryways, decks, windows and doors that cause a seamless transition from outside in. If you are a traditionalist and prefer a home with delineated space, then you can review some of the options available to you.

Remember, the more complex the design, the more intricate, the more labor intensive and expensive it will be. Take this small quiz to see what you will need in your vacation home.

1. What does the place for you to unwind look like? Mountains, lakes, country trails?
2. Where does your family like to spend time? Playing scrabble at the table? Watching movies at home? Reading?
3. When you are cooking, do you want to be all alone or part of all the activity?
4. When you are preparing Thanksgiving dinner, do you put up a buffet table for the grandkids, or sit at the dining room table in a more formal setting?
5. When do you really want privacy besides when you sleep? When you read? How about working out and exercise?
6. In addition to the immediate family, who else will be staying at your home? Anyone with special needs?
7. Do you want a security system which monitors your North Carolina home 24/7?
8. Will you do any work from home? Need a quiet spot away from any minimal interruptions – just space for a laptop and blackberry?
9. If the kids are outside playing, do you want to keep an eye on them with relative ease while the adults are in the great room?
10. If you expect this to be your last home, you will want to think about designing the home to accommodate your needs as you and your parents age. Perish the thought, but you will need a few adjustments. More lights, some electrical controls that are easy to reach; instead of steps think about gradual ramps. If grandma or grandpa are in a wheelchair, allow for extra space in hallways, entry doors to the bath and a seated option for using the sink and shower.

Think about the things you "must have," "would like to have," and be realistic. Then take the next step. Stop dreaming and starting living!

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MAGNIFICENT AMENITIES

Well-appointed homes for year-round primary or secondary residences, where only your furnishing are required to complete.

Homes include two spacious decks on a picturesque acre of land.

Floor plans are available from 3,500 to 4,000 square feet with 3-4 bedrooms, 3.5 spacious bathrooms, Kohler kitchen and baths, gourmet kitchen with granite counters, gas stone fireplace, 2 car garage and exceptional hardwood flooring on both levels, separate zone air conditioning and heating on each level,

Each home is protected with a 24-hour, 365 day digitally recorded security system that can be monitored from anywhere in the world.





MAGNIFICENT VALUES

The land, the location and the home
all make living in North Carolina easy choices.
As simple as selecting the size of your home and
amenities at the *Cataloochee Mountain Estates,*
Hills of Cataloochee and *Mountain Lake Forest.*

Your home reflects your preferences in
traditional designs or log cabin exteriors,
priced at \$150 per square feet including
approximately one acre home site (land).

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Broker Participation Invited

If you need assistance when you are in North Carolina please use our exclusive Broker,
CAROLINA MOUNTAIN PROPERTIES | BRENT WIGHTMAN-OWNER/BROKER | Member: NAR and NCAR
1402 Dellwood Road | Waynesville, NC 28785 | 828.926.6070 office | Headforthehills@bellsouth.net

Design by Gina Carrone at The-Factory.com | Renderings by MetroStudio.com | Floor Plans Drawn By Nicholas Montanino



The Residences: Oral representations cannot be relied upon as correctly stating the representations of the developer. For more information, reference should be made to the documents to be furnished by the developer to the buyer. This offering is made only by the prospectus of the property and should not be relied upon if not made in the prospectus. This is not an offer to sell or solicitation of offers to buy the property in states where such offers or solicitations cannot be made. Plans and elevations are intended merely as illustrations of the activities, concepts depicted herein. Plans and elevations are intended as illustrations and may contain options that are not standard.