



News from

# Pinebrook Farms

See Merrimon 3, Alston & Alston 2 floor plans inside!  
Better yet, tour them at our Hard Hat Tour & Open House on Saturday, January 28, noon to 4pm, with a lite lunch from noon to 1:00pm.

January 2012

## Spring has Sprung!

*“Spring has sprung,  
the grass has riz...  
You're wondering where  
your new home is?”*

Okay, so I'm not much of a poet, and it isn't spring yet, but... Spring is just around the corner, bringing all sorts of new things popping out of the ground at Pinebrook Farm such as Creekside Town Homes, Carriage Homes, and even a couple Single Family Homes!

The past 12 months brought significant growth to Pinebrook with six Creekside Town Homes, five Carriage Homes and nine new Single Family homes either closed or under construction, and recent traffic indicates 2012 could very well be another banner year!

### Did You Know?

**Pinebrook Farms is the Fastest Selling New Home Community in Buncombe County! Come see why TODAY!**

### A Limited Number of Creekside Town Home Locations Remain

With the recent acceleration in Creekside Town Home sales, we are now down to only 15 town homes sites remaining. More importantly, only seven of those have a coveted creekside location (one unit in building 81, and two units in each

buildings 82, 83, and 84).

If you are thinking about a Creekside Town Home, act now or be disappointed later!

Not ready to move ahead just yet? Call us today to talk about your schedule and what we might be able to do to make it work for you.

If you *are* ready to move ahead now, consider unit 81B, a 3000+ sq. ft. four bed /four bath unit is now under construction. Come in today and select your colors and finishes!

### New Carriage Home Plans are Now Available

Pinebrook Farms is pleased to introduce new Carriage Home plans!

The new **Merrimon 3** modifies a standard Merrimon and adds a side entrance, and a second floor bedroom and bathroom.

The new **Alston** retains the standard Alston layout but is super-sized with an additional 200 square feet of floor space and a redesigned master bathroom.

Our new **Alston 2** adds some additional floor space to the standard Alston and also includes a third (upstairs) bedroom and bathroom.

Stop out soon to tour the new Alston, Alston 2 and Merrimon 3 units now under construction!



*New Artisan Single-Family homes sprouting on Sites 60 & 76A*



*New Merrimon 3/Alston 2 units blossoming on Site 27*



*New Creekside Town Home popping out of the ground on Site 81*

## WELCOME!

### Pinebrook Farms Welcomed these new residents in 2011:

Tony & Gloria Davenport  
Fred Eccles & Donna Lambert  
Ken Christensen & Meridith Miller  
Richard Elliott & Susan Barasch  
Brad & Rei Fuller  
Butch & Sue Gifford  
Martha Gilly  
Barry & Judi Glickman  
Bob & Diane Graw  
Roy Hall & Anne Heinrich  
John & Sheila Jalutkewicz  
Jim & Paula Neher  
Betty Stephenson  
Tom & Laurie Tebbenkamp  
Marjorie Tripp

### And in 2012 we look forward to welcoming...

Steve & Carol Brown  
Roger & Marilynn Core  
Joe Krapf  
Hal & Eleanor Levine  
Mike & Paula Miller  
Maureen Nessler  
David Robb & Beverly Brignolo  
Dana & Donald Schwartz  
Lynn Wells & Bob Lamb

**... and YOU!**

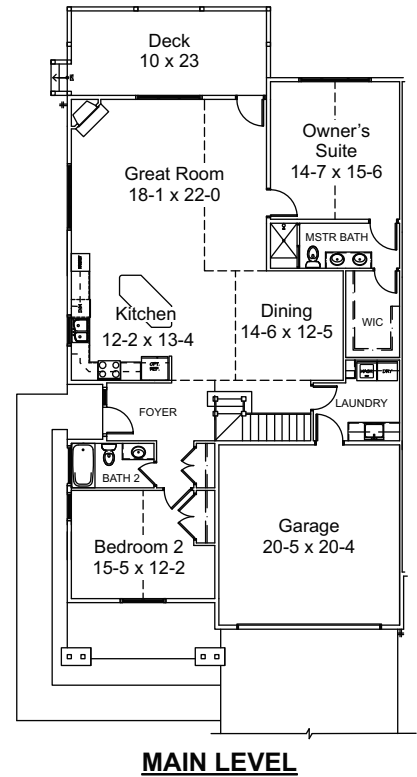


# The Merrimon 3



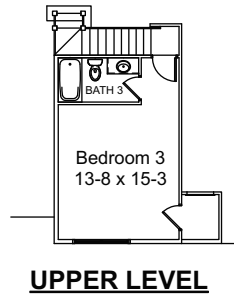
**\$349,900**

Note: All room dimensions shown are approximate. See actual construction plans for exact dimensions.



## The Merrimon 3 Features...

- ◆ 2,155 sq. ft.
- ◆ 2 Bedrooms
- ◆ 3 Bathrooms
- ◆ Bonus Room or 3rd Bedroom
- ◆ Two Car Garage
- ◆ Covered Outdoor Living Area



**PINEBROOK FARM'S**



## At Pinebrook Farms... The UPGRADES are STANDARD!

- Exteriors of Stacked Stone and HardiPlank® Siding
- Hardwood, Carpet & Ceramic Tile Flooring
- Granite Countertops
- Aristokraft® Cabinetry
- Kohler® Plumbing Fixtures
- Upgraded Lighting & Ceiling Fans
- Vaulted Ceilings
- Gas Fireplaces
- Cultured Marble or Tile Showers/Baths
- Rinnai® Tankless Water Heaters
- EnergyStar and NC Healthy Built Construction

- ◆ The Merrimon 3 is currently under construction on Sites 27B & 28B (both sold) and is available to build on Sites 29 & 30.
- ◆ The Alston is currently under construction and available on Site 25A.
- ◆ The Alston 2 is currently under construction and available on Sites 27A & 28A.
- ◆ The Creekside Town Home under construction on Site 81B is available.
- ◆ The Alstons under construction on Sites 60 & 76A are sold, *but we can build more!*

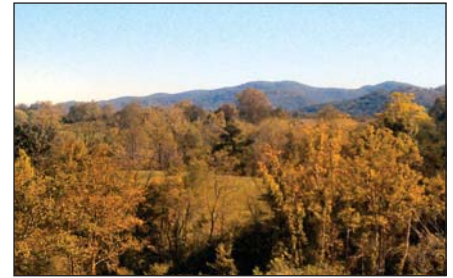




# The Alston & Alston 2

**\$299,900**

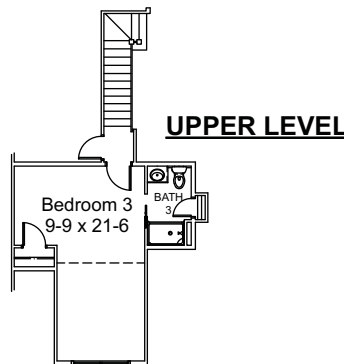
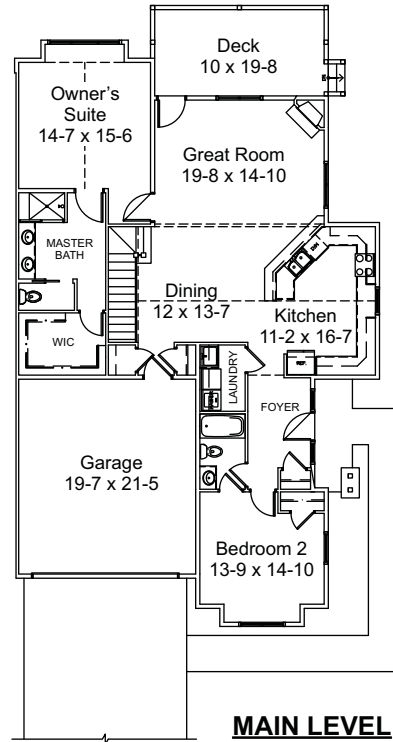
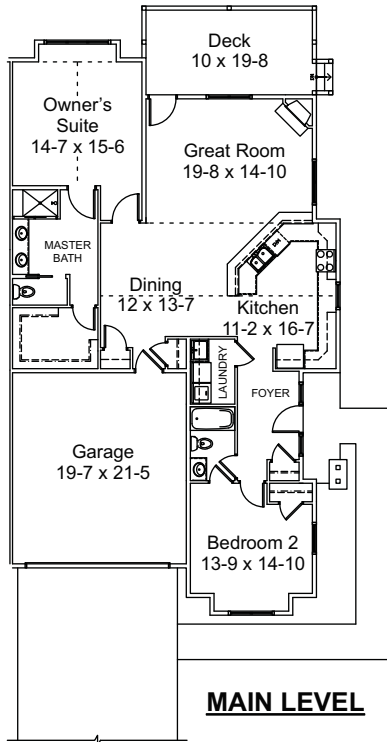
**\$329,900**



*The view from the deck of the new Alston on Site 25.*



*The view from the deck of the new Alston 2 on Site 27.*



## The Alston Features...

- ◆ 1,584 sq. ft.
- ◆ 2 Bedrooms
- ◆ 2 Bathrooms
- ◆ Two Car Garage
- ◆ Covered Outdoor Living Area

## The Alston 2 Features...

- ◆ 1,994 sq. ft.
- ◆ 2 Bedrooms
- ◆ 3 Bathrooms
- ◆ Bonus Room or 3rd Bedroom
- ◆ Two Car Garage
- ◆ Covered Outdoor Living Area

**Thinking about relocating to Pinebrook Farms and want to visit with one or more of our residents? Give us a call and we will be happy to arrange it!**

## Why Choose Pinebrook Farms? For the Lifestyle!

- ❖ Expansive community clubhouse and activity center with heated pool, fitness center, large-screen TV, pool table, and full kitchen;
- ❖ Walking paths, Nature Park and generous green spaces along scenic Reems Creek;
- ❖ Protective community covenants;
- ❖ Streets lit by decorative street lamps with wide sidewalks;
- ❖ Choose from a wide variety of town home and single-family Arts & Crafts floor plans with Maintenance Free and Low Maintenance living options;
- ❖ EnergyStar and NC HealthyBuilt quality, worry-free construction;
- ❖ Close proximity to Asheville and Weaverville (see page 4);
- ❖ Underground utilities with city water & sewer, *but only county real estate taxes!*

# SAVE \$31,000- \$40,000 TODAY ON INVENTORY CLEARANCE SPECIALS!

**SAVE \$30,000!**

Orig. Construction Price \$339,900  
**New Listing Price \$309,900!**  
 MLS: 427861 - The Merrimon  
 26 Craftsman View Drive



**SAVE \$31,000!**

Orig. Construction Price \$405,900  
**New Listing Price \$374,900!**  
 MLS: 457778 - The Bungalow 2  
 24 Creekside View Drive



**SAVE \$40,000!**

Orig. Construction Price \$414,900  
**New Listing Price \$374,900!**  
 MLS: 463915 - The Montford  
 2 Silo View Court



**SAVE \$40,000!**

Orig. Construction Price \$409,900  
**New Listing Price \$369,900!**  
 MLS: 457561 - The Kensington  
 1 Pinebrook Club Drive



## Location, Location, Location... Pinebrook Farms Offers Country Living, City Conveniences!

*Anywhere you want to be in 25 minutes or less!*

	Minutes / Miles		Minutes / Miles
<b>Grocery &amp; Retail</b>		<b>Recreation &amp; Attractions (cont.)</b>	
Ingles Grocery	4 / 2	Crowne Plaza Gold Course	12 / 9
Walmart & Lowes	4 / 2	Biltmore Estate	15 / 10
Weaverville Downtown	8 / 4	Reems Creek Golf Course	16 / 6
Asheville Downtown	11 / 8	Grove Park Inn & Golf Course	16 / 8
Grove Arcade	11 / 8	Blue Ridge Parkway	19 / 14
Sam's Club	12 / 9	Municipal Golf Course	20 / 13
River Arts District	13 / 9	NC Arboretum	22 / 16
Asheville Mall	15 / 11	<b>Education</b>	
Biltmore Village	17 / 11	UNCA Creative Retirement Cntr.	13 / 7
Biltmore Square Mall	19 / 14	AB Tech Main Campus	17 / 10
<b>Health Care</b>		AB Tech Enka Campus	21 / 14
CVS Pharmacy	4 / 2	<b>Transportation &amp; Public Service</b>	
Sisters of Mercy Urgent Care	6 / 2	Weaverville Post Office	7 / 3
Mission Hospital ( <i>USA top 15!</i> )	15 / 10	Weaverville Public Library	9 / 4
VA Hospital	19 / 14	Asheville Chamber/Visitor Cntr.	13 / 9
<b>Recreation &amp; Attractions</b>		Greyhound Bus Terminal	14 / 11
Asheville Country Club	12 / 6	Asheville Airport (AVL)	25 / 21

## How to Find Us



### Directions

**From Asheville:** Take US 19/23 North (Future I-26 West) to Exit 21 (New Stock Rd.), turn left off ramp and go 1.7 miles, turn right on Pinebrook Road. Entrance on right.

**From the North:** Take US 19/23 South (Future I-26 East) to Exit 21 (New Stock Rd.), turn right off ramp and go 1.7 miles, turn right on Pinebrook Road. Entrance on right.

### Schedule a Visit

To schedule a personal preview of Pinebrook Farms and see our fully furnished models, call our sales office today at

**828.645.7703**

Sales office hours are Monday through Saturday, 10am to 5pm, and Sunday from 1pm to 5pm.  
*No appointment necessary.*

### Developer/Construction

Quality construction by Lifestyle Homes of Distinction, Inc.  
 84 Peachtree Rd., Asheville NC 28803  
 Pinebrook Farms, LLC

### Marketed Exclusively by



84 Peachtree Road, Suite 200  
 Asheville NC 28803

828.274.1091 ♦ 877.271.1091  
An independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential, the Prudential logo, and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license. Equal Housing Opportunity.

25 Pinebrook Club Drive  
 Asheville, NC 28804

**www.PinebrookFarms.net**