



Creston Info Pak Intro

This Info Pak is full of fun facts and information you can use in your search for that perfect place to call home. So sit back and enjoy learning more about Black Mountain, NC and in particular, Creston, our little slice of mountain paradise.

Points of Interest in the Town of Black Mountain, N.C.

- Voted by Asheville Citizen Times “Best Small Town in Western North Carolina”
- Located 15 miles East of Asheville (National Geographic’s “Best Adventure Town”) in Buncombe County of Western North Carolina at exit 64 on Interstate-40.
- Located at the foot of the Black Mountain Range in the heart of the Blue Ridge Mountains (among the world’s oldest mountains). Mt. Mitchell is the highest mountain in the East at 6,684 ft.
- First named “Grey Eagle” by the Cherokee Indians.
- Black Mountain’s first Railroad Station was in 1874 and the town was incorporated in 1892.
- Nicknamed the “Front Porch of Western North Carolina”
- Population of Black Mountain: City - 8,000 Township - 10,800
- Preserved Historic District downtown with a multitude of antique shops & over 24 handicraft shops along with the restored Old Train Depot hosting over 75 craftspeople
- The old “Town Hardware” store established in 1927 is one of those rare, timeless businesses that seemingly has everything.
- Known for its seven major spiritual/ conference/ retreat centers, trout fishing, biking, hiking, music, sourwood honey & colorful festivals that are held throughout the year.

Your Realtor.® And your neighbor.

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Creston Community Core Story

Mountaintop living responsibly (responsible mountaintop living)

Perched 8 miles outside of one of Western North Carolina's great mountain towns, above the bustle where the air is cool, life becomes uncluttered. The moments that take one's breath away are a daily occurrence when surrounded by mountains as far as the eye can see. Creston Community's vision is conservative and real; Mountaintop Living responsibly. An unpretentious reverence for the forest, the streams, and all the varieties of life that live there has guided important decisions as this 1,100 acre, multi-generational mountain retreat was carefully developed.

The Developer's course has been the road less traveled; moving patiently, bucking trends, handling debt responsibly, and in the end fostering a sense of community now shared by over ninety families who have chosen Creston as their mountain retreat (escape). More than 55% of the community's hardwood forests are in protected preserves to be enjoyed in their natural state with well - designed trail systems and inspiring community gathering areas hidden throughout.

Black Mountain lies just down a country road a piece providing a convenient backdrop for this illusion of seclusion. The town's offerings are both indigenous and transplanted as its renaissance has awakened artists and poets alike; drawn to the thriving town center, unique shops and restaurants, and a laid back pace of life.

Creston stands solid in the current world in which we live; debt free and with all amenities completed. As a private forest community, Creston answers the call of those wanting to (simplify and) embrace a responsible vision of mountain life. A sustainable collection of gentle ridges and rushing streams that celebrate the wonders of each season unrestrained, providing the perfect setting to experience all that nature has to reveal.

Creston Community. . . mountain living responsibly

Retreat Escape Renew

Creston Fact Sheet

Use Restrictions

Single Family homes
Property maintenance minimum standards, noise pollution, light pollution, clear cutting.
No mobile homes, modular homes, or manufactured homes.
No temporary structures.

Creston Reserve

Creston and Creston Reserve have placed a total of 477 acres under a conservation easement. Regardless of the method of land preservation, the common land will be no less than 50% including the roadways.

Creston Property Owners Association, Inc. Annual Dues Shall Be:

\$1375.40 for Cottage Sites
\$2061.93 for Traditional Sites
\$2740.65 for Homestead Sites
\$1375.40 for Cabin Sites

Design Guidelines, Architectural Review Committee Process & Fee

The Creston Design Guidelines are created to establish Creston as a mountain community of high quality and establish a sense of visual harmony between your home and the natural environment. Plans for all buildings, alterations, and additions must be submitted to the ARC for approval. Variances shall be based primarily on architectural merit.

It is the site owner's responsibility to obtain a topographical site survey of the proposed building area prior to beginning the design process. At this time, a non-refundable fee made payable to Creston POA for \$1500 shall be due. Said fee shall be utilized to review house plans for compliance with the Design Guidelines. If house plans/guesthouse plans are presented for approval at the same time, only one fee will be due.

Building Restrictions

Creston Cottage, Traditional, Homestead and Cabin Sites are distinct groups within the larger community and are identified in the overall plan.

1. Cottage Sites 1+ acres

Cottage homes are required to have architectural interest in design, such as extensive covered porches.

One Story 1500/2000 minimum/maximum square footage.

Multi Story 1800/2700 minimum/maximum square footage.

2. Creston Traditional Sites 2+ acres

Combined total of all outbuildings & guesthouse cannot exceed forty (40) percent of the heated area of the primary structure.

One Story 2000/3600 minimum/maximum square footage.

Multi Story 2500/4800 minimum/maximum square footage.

3. Creston Homestead Sites 4+ acres

Homestead Sites offer the most flexibility for site usage in a combination of structures.

One Story 2500/4000 minimum/maximum square footage.

Multi Story 2500 minimum square footage.

4. Cabins At Creston .6 to 1.1 acres

Private neighborhood within Creston surrounded by conservation land with foot trails leading to creeks and waterfalls. Nine preapproved, architecturally designed cabins to choose from.

Cabin plan usage fee paid to the architect is approximately \$3,000.00.

Guesthouses For Creston Traditional & Creston Homestead Sites Only

Sites over 2.5 acres will be eligible for consideration for approval of a guesthouse. A guesthouse on an approved site may be built subject to the following conditions:

In the case where the guesthouse is built before the primary residence, the maximum square footage allowed is 600. The best house site is preserved for the primary residence at the sole discretion of the ARC.

Water & Sewer

Private well and septic system are the responsibility of buyer. Soil evaluation test for the septic system is performed by the McDowell County Health Department and is a fee of \$200 (2006). Soil evaluation test is performed prior to settlement at the buyer's expense.

Water volumes have ranged from 1 gallon per minute to 30 gallons per minute. Inquire at office for a list of drilled wells at Creston. Some Creston sites may have a shared well on them, requiring easements for water line placement.

The National Ground Water Association states that 100 gallons of water per day is sufficient for each member of family, for all purposes including kitchen, bath, etc. Usable water storage can be calculated by the following formula:

Well depth, minus Static water level, minus Pump casing, multiplied by 1 % gallons = Storage capacity

Example: 500ft well depth - 40ft static water level - 20ft pump x 1.5 gallons = 660 gallons of storage

Amenities

Community Center

Creston Park with Timber frame Shelter and Fireplace Paved roads & underground utilities

Electronically gated entrance to community with telephone interface

Access to Pisgah National Forest and Catawba Falls located on U.S. Forest Service Property are available through Creston Reserve.

Local Information

Climate- Average temp, Summer- 75 degrees , Winter- 41.2 degrees

Electricity- Duke Power Telephone- Verizon

Cable/Internet- Charter Communications

Water- Individual Wells

Sewer- Individual Septic Tanks

Garbage- Private or County has convenience center 6 miles from Creston.

County- McDowell

Taxes (Property)- County- 56 cents per 100.00 of assessed value

Fire Department- Crooked Creek Volunteer (911)

Law Enforcement- McDowell County 652-4000 (911 emergency)

Grocery Stores- 8 miles to Ingles, Bilo, & Natural Food Store in Black Mountain or
9 miles to John's & Frisbee's in Old Fort.

Medical Facilities- Mission St. Joseph Medical Center, Asheville.

Airports- Asheville Regional- 45 min., Douglas International Charlotte- 1 hr. 45 min. or
Greenville-Spartanburg International- 1 hr. 30 mins.

Asheville/Black Mountain Weather Summary

	Temp (°F)	Relative Humidity (Percentage)		Extreme Temp. (Days Per Month)		Rain (Inches)	Cloudiness (Days Per Month)		
	Average	A.M.	P.M.	Below 32°	Above 90°	Average	Clear	Partly Cloudy	Cloudy
January	35.7	85%	59%	23	0	3.3	9	7	15
February	38.7	83%	56%	19	0	3.9	9	6	13
March	47.4	84%	53%	13	0	4.6	9	8	14
April	55.2	85%	50%	4	0	3.4	10	8	12
May	63.0	91%	56%	N/A	N/A	4.4	7	10	13
June	69.4	94%	60%	0	2	4.2	6	12	12
July	72.8	95%	62%	0	5	4.5	5	14	12
August	72.0	97%	63%	0	2	4.7	5	13	13
September	66.2	97%	62%	N/A	N/A	3.9	7	11	13
October	55.9	94%	56%	4	0	3.6	12	8	11
November	47.5	88%	56%	13	0	3.6	11	7	12
December	39.5	85%	59%	21	0	3.5	10	7	14
Annual	55.3	90%	58%	97	9	47.6	99	113	153

Creston Community

We hope our checklist will assist you as you compare mountain communities.

Top Ten List:		Creston	Comparison Development
1	Density: Ratio of total development size to number of lots?	8 acres per lot	
2	Common area acreage/percentage of the community?	550 acres/50%	
3	Proximity to a National Forest?	Adjoins	
4	Have there been any bankruptcies in the chain of title for the development?	No	
5	Is the development debt free and completed?	Yes	
6	Has the developer placed substantial conservation easements within the community?	Yes	
7	Are there long range mountain views to all compass points?	Yes	
8	Does advertising accurately represent the community?	Yes	
9	Are broadband internet and cable TV available to all home sites using an on-site fiber optic trunk feed?	Yes	
10	Is the Property Owners Association. (POA) controlled by the property owners (instead of the developer)?	Yes	

Developer Performance & Commitment:		Creston	Comparison Development
1	Is the original developer the current developer?	Yes	
2	How many other successful projects has the developer completed?	7	
3	Does the developer pay any dues on unsold lots?	Yes	
4	Have any of the developer's other projects failed?	No	
5	Are there areas reserved for future development that could deviate from single family housing of the same density as the lot you are considering?	No	
6	Is the developer willing to furnish a contact list of owners available to be interviewed?	Yes	
7	Is the development company a locally owned company?	Yes	
8	Were all amenities completed as promised?	Yes	
9	Is the developer willing to give you a copy of the HUD disclosure, as required by the federal government for your buying protection?	Yes	

Location, Cost, Size, & Safety:		Creston	Comparison Development
1	How many acres in the development	1100	
2	Total number of home sites?	135	
3	Number of completed homes as of December 2011?	26	

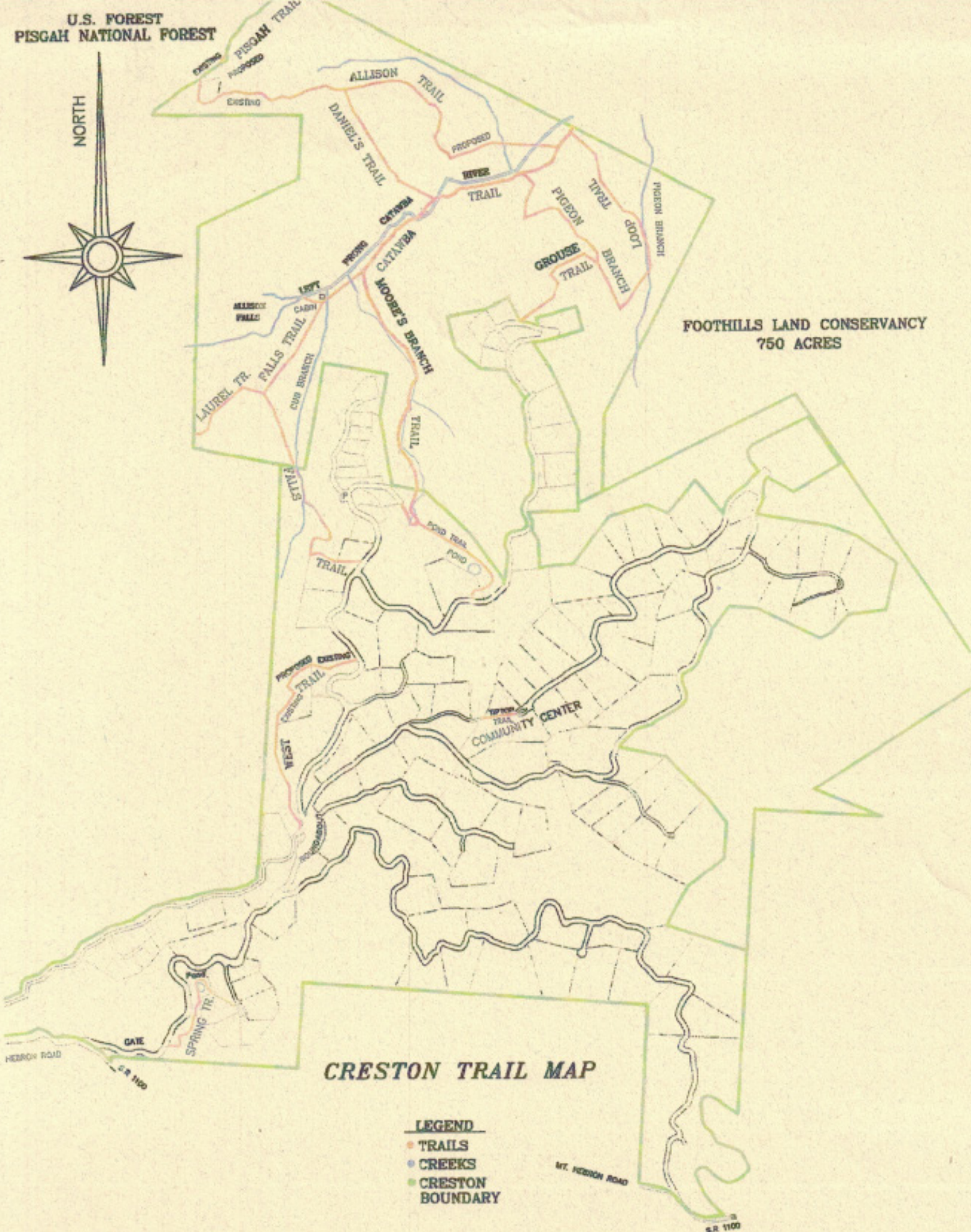
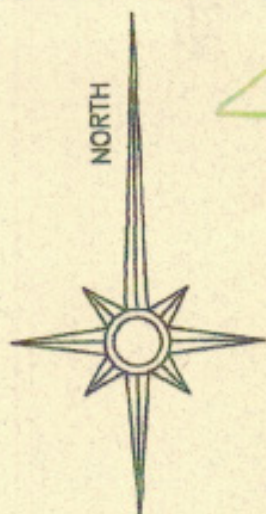
Location, Cost, Size, & Safety:		Creston	Comparison Development
4	Number of homes approved for construction during next 12 months as of December 2011?	8	
5	Average home site size?	2.75 acres	
6	Price range?	\$80K - \$365K	
7	Home site elevations?	2000' - 3100'	
8	Drive time to Asheville?	30-40 minutes	
9	Approved medevac location for Mission Memorial Hospital on site?	Yes	
10	Nearest fire department and EMS station?	4 miles	
11	Nearest physician's office?	8-11 miles	
12	Secondary/emergency entrance/exit?	Yes	
13	Security gate with telephone access for homeowners & guests?	Yes	
14	Waterfalls with parking area and camp site in development?	Yes	
15	Nearest convenience store with fuel?	4 miles	
16	Nearest supermarket?	8-11 miles	
17	Nearest restaurant?	2 miles	
18	Creeks, waterfalls, hiking and walking trails within hundreds of acres of conserved land owned by the POA?	Yes	

Aesthetics & Amenities:		Creston	Comparison Development
1	Is your privacy still secure after neighbors have built?	Yes	
2	How many miles of maintained walking or hiking trails?	5	
3	How many acres of conservation land are there with trails, creeks, and waterfalls?	500	
4	Are all roads complete and paved?	Yes	
5	Are there landscaped scenic overlooks and common areas along roadways?	Yes	
6	Is there a mountaintop community center owned by the POA?	Yes	

Community Maturity & Stability:		Creston	Comparison Development
1	What is the state of the POA budget?	Balanced	
2	Has the annual meeting of all property owners occurred on schedule each year?	Yes	
3	How often does the POA Board of Directors meet?	4 times per year	
4	Does the POA or the developer own the common areas?	POA	
5	Have architectural review guidelines been in place from the beginning?	Yes	
6	Is there an Architectural Review Committee in place?	Yes	
7	Is the development under professional property management?	Yes	



This map is a site plan for generalised sales purposes only, and is not to be considered survey or legal document. Please refer to recorded maps with McDowell County for actual survey.



CRESTON TRAIL MAP