

French Broad Crossing

A WILD RIVER PRESERVE



FACT SHEET

- ☞ 750 acres with just over 230 acres of common area and conservation area.
- ☞ Conservation Area is managed by Southeastern Regional Land Conservancy and will be designated as a conservation area forever.
- ☞ Over 2 miles of river frontage.
- ☞ 150 maximum property owners
- ☞ Home Owner's dues = \$1,500.00 annually with \$1,000.00 initial fee.
- ☞ Homesite price range: \$120,000 - \$500,000
- ☞ Cottage price range: \$430,000 +
- ☞ Size of home sites averages 2 acres
- ☞ No clear cutting allowed
- ☞ All tree removal must be approved by the ARB
- ☞ All telephone and electrical lines are underground and to each home site
- ☞ Each home site already permitted by Madison Co Health Dept for septic
- ☞ Property has natural springs

AMENITIES

- ☞ River Lodge and Fitness Center
 - Set on a high bluff overlooking the river with outdoor and indoor seating as well as an indoor commercial kitchen for entertaining. The pool, hot tub and Fitness Center are adjacent to the River Lodge.
- ☞ River park
 - Located directly on the French Broad River, which runs North and is the 3rd oldest river in the world
 - Covered picnic pavilion with stone fireplace.
 - Beach area on river banks
 - Hammocks, horseshoe pit and camping area
- ☞ Tree house Park
 - Stone fireplace
 - Partially covered with long range mountain views
 - Will have cast iron grills
- ☞ Hiking Trails
 - Almost 9 miles of hiking trails run throughout the property.