



FALLING WATERS  
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 AN A.S. DOVER COMMUNITY

*Community Features*

Total Acreage:	1,930 Acres	Homesite Size:	Avg. 1.25 Acres
Community Density:	865 Homesites	Building:	No Build Requirement
Mountain Elevation:	up to 3,000 Feet		Preferred Builder List
Utilities:	County Water, Septic, Underground Utilities	Cottages	
	High Speed to Home	Size:	1,500 sq. ft. to 1,900 sq. Homes
ft.		Size:	2,100 sq. ft. and up
		Resale Restriction:	Currently 24 months

*Membership*

Resident Membership (Refundable Initiation Fee)	\$25,000 (Included with property purchase)
Annual Dues	\$1,500
Social Membership (Refundable Initiation Fee)	\$25,000
Annual Dues	\$1,500

*Available Homesites*

Mountaintop Homesites.....	\$150,000 to \$450,000
Wooded .....	from \$150,000
Creek .....	from \$225,000
Internal Mountain View.....	from \$185,000
Long Range View.....	from \$250,000

*Developer Built Cottages*

Kennemur Cottages.....	from \$475,000 (Amenity Village)
The Cottages.....	from \$575,000 (Ridgeline)

*Cost of Ownership*

Falling Waters Residential Association.....	\$1,000/Year
Property Taxes.....	0.85% per \$1,000

*Comprehensive Life Experiences*

General Store & Post Office	Cultural Center	Fitness Facility
Clear Creek Discovery Area	Wellness & Spa	Members Lodge
Conservation Trail System	Organic Farming	Members Chapel
Private Boat Storage with Lake Launch*	Outdoor Pursuits Programs	Culinary Program
Community Amphitheatre	Lake Activities	Welcome House

\* Located off-site at our sister community - Tranquility at Carters Lake

NOTE: THIS PLAN IS BASED ON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE PROPOSED RECREATIONAL AREAS, AMENITIES, AND OTHER FEATURES WILL BE PROVIDED OR THAT, IF PROVIDED, THE NUMBER, TYPE, SIZE AND LOCATION WILL BE AS DEPICTED ON THIS PLAN. ACCESS TO AND RIGHTS TO USE RECREATIONAL AREAS AND AMENITIES MAY BE RESTRICTED.



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## **Location:**

Located just minutes from Highway 515 and historic downtown Ellijay, Falling Waters is situated on 1,930 heavily wooded acres with an abundance of long range mountain views, and the therapeutic sound of rushing water echoing throughout the property. Access to this property is via paved county roads.

## **Private Homesites:**

A variety of wooded, noisy creek-front, babbling creek-front, internal mountain-view, long range mountain-view and clustered cabin homesites are currently available and priced from \$150,000 to \$450,000.

## **Custom Homes:**

A group of North Georgia's finest custom home builders will ensure that our architectural guidelines translate into house plans that are both architecturally refined and energy efficient. These homes will be defined as "rustic yet elegant".

## **Amphitheatre:**

Our plans call for an amazing performance center that one day will provide residents and guest with a "Chastain Park" feel with the beauty of our mountains as a back drop.

## **Discovery Area & Trail System:**

Winding throughout Falling Waters will be a master planned nature trail system offering residents and guests a unique opportunity to connect to protected green-spaces within the community and to explore pristine natural environments along the crystal clear waters of Clear Creek. This trail system will provide nature lovers with managed access to the great outdoors. When complete, our trail system will be of "National Park" quality.

## **Culinary:**

Exclusively offered to the residents of Falling Waters will be epicurean experiences unlike anything offered in North Georgia. Adults, children, family and friends will gather for a celebration of flavor and friendship. Our Culinary Center will offer a variety of multigenerational classes focused on healthy living and eating. Many of the chosen ingredients will be sourced directly from our "on-site" organic garden.

## **Wellness:**

Wellness will be of the utmost priority at Falling Waters. Through the utilization of state of the art fitness equipment, to our activity based cardio and dietary programs residents of Falling Waters will have a host of opportunities to engage in a healthy lifestyle. Within our serene mountain setting we will offer spa services with holistic therapies rooted in the healing power of nature. Residents will have access to numerous treatments designed to heal the mind, body and soul.

## **Hospitality:**

Professionally managed services will offer residents and guests southern hospitality... mountain style. A menu of planned services will be available soon.

## **Casual & Fine Dining:**

Falling Waters Club Members will enjoy casual and fine dining at the Members Lodge. Until the Members Lodge is built, Members and guests can enjoy meals at Falling Waters Mountain Lodge.

## **Traditional Amenities:**

We plan to provide swimming and tennis as part of our overall amenity program.