



LONESOME VALLEY

What is Lonesome Valley?

Lonesome Valley is an 800-acre, master-planned community located near Cashiers, NC, with an emphasis on conservation, family-friendly amenities, and simple living on a grand scale.

Do I need to own property in Lonesome Valley to be a Club member?

Yes. Every owner of a residence or homesite in the community is required to join the club and maintain a club membership, and memberships are not available except with property ownership.

What fees are associated with joining Lonesome Valley?

Fees include 1) a one-time 80% equity membership referred to as a Capital Contribution (currently \$100,000) paid at closing, and 2) annual dues that include a combination of Property Owner Association fees and Club dues. The total annual dues for 2022 are \$11,425.

Is the 80% equity initiation fee refunded when I sell my Lonesome Valley property?

Yes. A resigning member will receive 80% of the initiation fee paid by the new member.

What social and recreational facilities are available as part of Lonesome Valley?

Lonesome Valley is a unique community with both private and public amenities. Our private amenities include a state-of-the-art fitness center and pool; a two-court tennis center; extensive hiking trails; ponds and streams for fishing; a recreational lake and boathouse for boating, fishing and swimming; disc-golf course; and playground with a zip line. We also have Canyon Kitchen and Canyon Spa, which are both open to the public. Club members enjoy discounts and priority reservations at both Canyon Kitchen and Canyon Spa.

Can members of my family use the Club facilities?

Yes. The benefits of Club membership extend to both the parents and children of the primary member.

How many homesites are there, and how many members do you currently have?

We have 160 total homesites and, currently, approximately 135 owners. As a result of combined properties, the final number of homes within the Valley is expected to be close to 155.

How many homes are already built?

As of early 2022, there are approximately 90 homes either completed or under construction.

How many families live at Lonesome Valley as full-time residents?

As of early 2022, fifteen families consider Lonesome Valley as their primary residence, with more families enjoying their ranks every year. Many other families reside in the Valley for long weekends throughout the year.

After purchasing my homesite, is there a time that I must build within?

No. Most owners choose to build within an average of 3 years; however, no start time is required.

Does Lonesome Valley sell homes as well as homesites?

Occasionally homes will be offered for sale by approved builders or as resale properties; however, Lonesome Valley typically offers homesites for sale.

What does it cost to build a home at Lonesome Valley?

Building costs will vary from home to home, depending on size, complexity, and finish details. Building costs in the mountains are typically higher than those in metropolitan areas due to special site considerations, specialized craft/labor, and materials. Cost considerations are best addressed with your architect/builder.

What is the architectural review process?

The Architectural Review Committee (LVARC) meets weekly to expedite the review process. The committee ensures that all guidelines are followed to maintain the Southern Appalachian farm-style architecture promoted here at Lonesome Valley.

Do you have any pre-designed architectural plans that I can use?

Yes. We have a variety of pre-designed plans exclusive to Lonesome Valley available for purchase from several local and regional architects/designers. Custom homes are also welcomed, subject to Architectural Review and approval.