

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 (similar to an initiation fee) paid at closing, and 2) annual dues that include a combination of Property Owner Association fees and Club dues. The total annual dues for 2019 are \$6,950.

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 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 165 total homesites and currently, approximately 97 owners. As a result of combined properties, the final number of homes within the Valley is expected to be close to 150.

How many homes are already built?

As of early 2019, there are 45 completed homes and 25 additional homes either under construction or approved for construction.

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

As of early 2019, there are 9 families that consider Lonesome Valley as their primary residence, with more families enjoying their ranks every year. There are many other families who reside in the Valley for long weekends throughout the year.

After purchasing my homesite, is there a time period 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 in order to maintain the Southern Appalachian farm-style architecture promoted here at Lonesome Valley

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

Yes. We have a variety of pre-approved 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.