

Guidelines That Protect The Beauty Of Our Community

Lake Toxaway is as beautiful today as it was at the turn of the century. This beauty still exists because the Lake Toxaway Company has a clearly defined interest in and philosophy concerning design and development.

Ensuring an attractive, harmonious residential community which blends with our natural environment is the Lake Toxaway Company's primary goal. This commitment to preserve our natural environment also serves to protect property values.

Reverence for the environment is evidenced by the detail outlined in our Protective Covenants and Architectural Review Program.

Before any effort has been made to design a house, the Lake Toxaway Company requires an on-site meeting with both owner and architect. After listening to your considerations, we'll assist you in determining possible building sites based on our guidelines concerning set-backs, minimal tree-clearing, and issues affecting adjacent property owners.

There is no single architectural style that can be recommended, but rather an effect of style that is best described as "mountain harmonious"—a style that will fit the setting and that tends to hide or camouflage itself from view.

The Architectural Review Committee will look for evidence of design sensitivity and an exterior architectural design that seeks to preserve the setting's natural beauty. The greater the subordination of design to setting, the better.

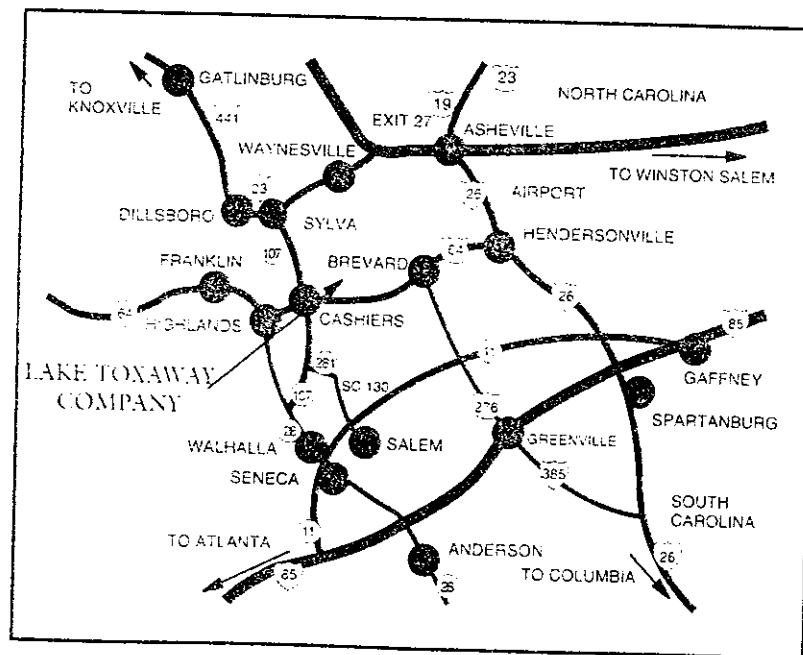
Use of exterior material and choice of color are seen as critical elements in achieving a subtle harmony between structure and surroundings. Adherence to these required guidelines will ensure both a quality home and preservation of our natural beauty.

Lake Toxaway homesites are for residential purposes only. In most cases construction is limited to one detached single-family dwelling not exceeding 2 1/2 stories with a private garage. Houses may be three stories on some of the more level lots. In general, the minimum square footage is 1,500 square feet of fully enclosed living area, with at least 1,000 square feet on the main floor.

The covenants relating to each homesite have been recorded in the office of the Register of Deeds for Transylvania County. Lake Toxaway Company will supply you with a complete copy of the Protective Covenants and Architectural Review Program upon request.

Once our Architectural Review Committee has received and approved your finalized site plan and preliminary landscape plans, construction of your home can proceed. The exterior must then be completed within one year's time.

When you have completed your home, you will have not only created the place of your dreams, but also helped preserve Lake Toxaway's quality lifestyle and breathtaking natural beauty.



Quick Facts

LAKE TOXAWAY

- The lake covers 640 acres (largest private lake in North Carolina)
- Shoreline: 14 miles
- Depth: 60 feet
- Water Source: Multiple free-flowing mountain streams with the Toxaway River being the main source
- Elevation: 3,010 feet
- Recreation: Swimming, boating, skiing, sailing, fishing (no kite or jet skiing)
- Fish: rainbow trout, large and small mouth bass, bluegill and walleye
- Access: Private, Lake Toxaway Estate property owners only

LAKE CARDINAL

- Size: 95 acres
- Shoreline: 2 miles
- Water Source: Toxaway River
- Recreation: Swimming, sailing, canoeing (no gasoline powered motors)
- Fish: rainbow trout
- Access: Property owners adjacent to Lake Cardinal

BOUNDARIES

- The development contains about 4,300 acres and is bounded by Hawk Mountain, Panthertail Mountain, Cold Mountain and Mt. Toxaway in addition to several wilderness areas totalling over 10,000 acres that join the property.

CLIMATE

- Average daytime high in July: 75 degrees F.
- Average nighttime low in July: 55 degrees F.
- Average daytime high in January: 51 degrees F.
- Average nighttime low in January: 27 degrees F.
- Average annual snowfall: 15 inches
- Average annual rainfall: 65 inches
- Driest month: October

HOMES

- Approximately 425 homes have been built on the property.
- Approximately 60 families are permanent year-round residents.

MOUNTAINS

- Mt. Toxaway: 4,777 feet
- Ravenrock: 4,280 feet
- Cold Mountain: 4,640 feet
- Panthertail: 4,480 feet
- Little Panthertail: 3,800 feet
- Hawk Mountain: 3,320 feet

WATERFALLS

- Toxaway Falls: 350 feet high
- Deep Ford Falls: 75 feet high
- Little Deep Ford Falls: 100 feet high

AMENITIES

- Golf
- Tennis
- Championship Croquet
- Hiking
- Lake Activities
- 20,000-square-foot clubhouse and pro shop
- Fine dining and social programs

MEDICAL SERVICES

- EMS Unit within Lake Toxaway development
- Area hospital in Brevard, 18 miles
- Regional medical centers in Asheville, 50 miles
- Helicopter ambulance available from Asheville

AIRPORTS

- Asheville - 1 hour
- Greenville/Spartanburg - 1-1/2 hours
- Atlanta - 3 hours

DISTANCES (IN MILES)

- Asheville, NC (50)
- Atlanta, GA (150)
- Charlotte, NC (150)
- Columbia, SC (167)
- Greenville, SC (57)
- Knoxville, TN (140)