



Presenting

ETOWAH VALLEY GOLF & RESORT

— THE —
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— CENTER —



JAY LURIE, BROKER | REALTOR®
EMAIL: JAY.LURIE@RECENTER.COM
MOBILE: 828.216.8462 | OFFICE: 828.255.4663
WWW.RECENTER.COM



SCOTT CARTER, BROKER | REALTOR®
EMAIL: SCOTTCARTER@RECENTER.COM
MOBILE: 828.215.9701 | OFFICE: 828.255.4663
WWW.RECENTER.COM

EXECUTIVE SUMMARY

BUSINESS NAME:	Etowah Valley Golf & Resort
LOCATION:	Main address of resort: 450 Brickyard Road, Etowah, NC 28729. For other addresses included in the offering, see building summary.
OFFERED AT:	\$7,900,000
ZONING:	R1
PROPERTY DESCRIPTION:	Approximately 100k square feet of facilities
FACILITIES BREAKDOWN:	<ul style="list-style-type: none">•27- hole golf course (South/West/North)•1 -6 acre lake & 3 ponds•65 lodge rooms (6 buildings)•1 clubhouse with Zeke's Greenside Tavern & Patio (seats 140 guests)•Pro shop in the clubhouse•Driving range & practice facility•Cart barn housing 75 carts (60 leased & 15 owned)•Chelsea's Special Event Center & production kitchen (seats 150 guests)•In-house laundry facility housed in Chelsea's special event venue•Outdoor pavilion (seats 150 guests)•3 hydro clay tennis courts•Men & ladies' freestanding clubhouse•Heated outdoor pool
MEMBERSHIP TOTALS:	As of August 13, 2024, Membership is currently at 215 members.





MEMBERSHIP
BREAKDOWN::

- Average annual memberships consist of:
- 42 Full Family Golf
- 57 Individual Golf
- 10 Non-Resident Golf
- 97 Pool
- 7 Young Professional Golf
- 2 Corporate Golf
- Membership pricing benefits:
www.etowahvalley.com

HIGHLIGHTS:

- Celebrated 50-year anniversary 2017
- Publicity through UNC-TV, regional TV stations, national & regional trade journals

EMPLOYMENT:

- Off-season -January -March, November & December:32 employees
- high season April -October:90 -110 employees

LOCATION
HIGHLIGHTS:

- 35 minutes -Downtown Asheville, North Carolina
- 18 minutes -Asheville Regional Airport
- 15 minutes -Downtown Hendersonville
- 18 minutes -Downtown Brevard
- 16 minutes -Sierra Nevada
- 30 minutes -Blue Ridge Parkway
- 10 minutes -nearest Ingles
- 20 minutes -nearest hospital
- 35 minutes -Dupont State Forest



ETOWAH VALLEY GOLF & RESORT

Etowah Valley Golf & Resort : Conveniently located in the center of the tri-county Buncombe, Henderson, and Transylvania area.

Rated one of the best golf resorts in North Carolina, Etowah Valley offers classic mountain golf at its finest. Located in the quaint Western North Carolina mountain town of Etowah, Etowah Valley Golf & Resort boasts a 27-hole mountain golf course, lodging, restaurants, tennis, heated swimming pool and more.

Imagine a place in the Southern Highlands where the Great Smoky Mountains weave through the Southern Blue Ridge, creating a scenic plateau 2,200 feet high and 75 miles wide. Here, golf fairways wind like ribbons along rolling valleys, with awe-inspiring mountain views. The unique terrain and ideal climate inspired noted golf course architect Edmund Ault to shape the valley into one of the South's finest 27-hole championship courses.



**North
Course**

Holly Spring Rd

**Chelsea's
Restaurant**

**West
Course**

Clubhouse

Brickyard Rd.

**South
Course**

ETOWAH VALLEY



Zeke's Greenside Tavern, above, is a neighborhood favorite at Etowah Valley Golf and Resort, offering scenic views, a full bar with local craft beers, & a welcoming spot for golfers and locals alike. Dining at Zeke's offers scenic vista views of the South & West courses and the beauty of the Etowah Valley.



Chelsea's Event Center, nestled between the rolling mountains and a championship golf course, is an ideal venue for weddings, corporate retreats, and special events, offering amenities like a full kitchen, outdoor patio, dance floor, and private meeting rooms.

GOLF & RESORT

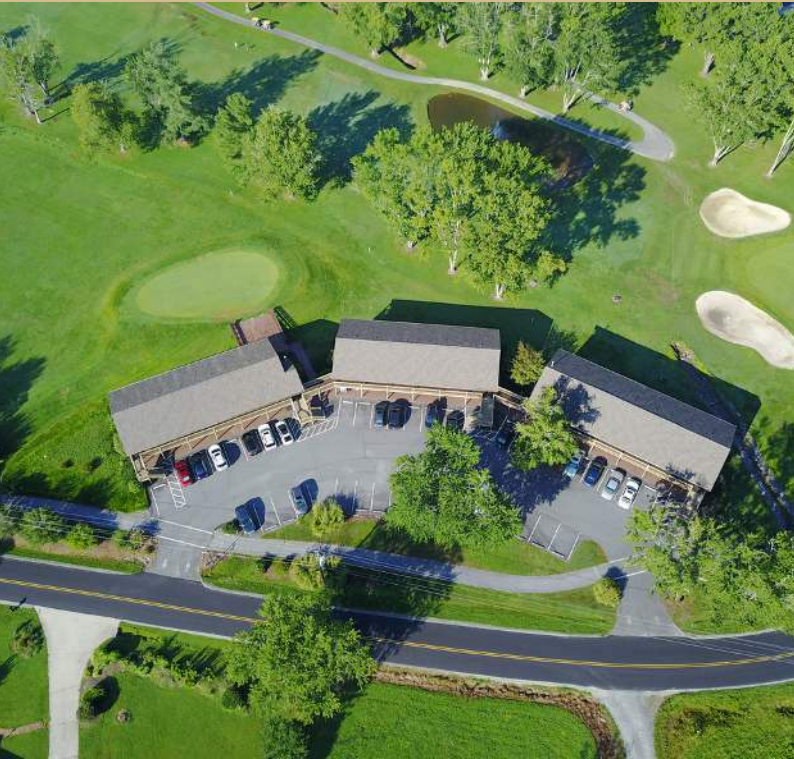


Etowah Valley Golf & Resort guests can enjoy a selection of 65 beautiful lodging rooms. All guest accommodations are located either on the course or with golf course views. Stay-and-Play packages offer guests who wish to come and golf a variety of amenities.

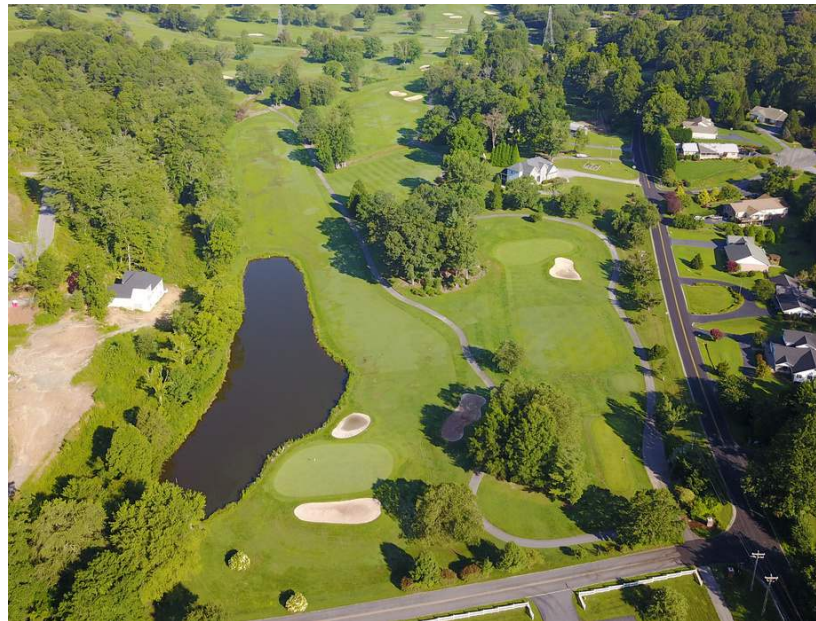


The Outdoor Pavilion (pictured above, left) is ideal for birthdays, family reunions, and outdoor events (max. 150 people). (Above, right) Guests enjoy amenities that include a pro shop, clubhouse, and Zeke's Greenside Tavern.

ETOWAH VALLEY



Etowah Valley Golf & Resort lodging accommodation (top, left). The Maintenance building (top, right) is conveniently located near all resort amenities, behind Chelsea's Restaurant and Event Center.



Chelsea's Event Center (above, left) offers both an event center and Chelsea's Restaurant. The North Course (above, right) offers expansive, lush, greens set against a stunning mountain backdrop.

GOLF & RESORT







Practice Facility Including Putting Green & Driving Range.



North Course



Hotel Lodging

Driving Range



Zeke's Greenside Tavern



Pool & Pool House





ASHEVILLE: A HUB OF CULTURE, NATURE, AND LUXURY

Overview:

Asheville, North Carolina, is known for its vibrant arts scene, historic architecture, and breathtaking natural landscapes. Nestled in the Blue Ridge Mountains, Asheville offers a perfect blend of urban sophistication and outdoor adventure, making it an ideal location for those who appreciate both culture and nature.

Cultural Attractions:

Biltmore Estate: America's largest home, the Biltmore Estate, offers a glimpse into the Gilded Age with its stunning architecture, expansive gardens, and world-class winery.

Downtown Asheville: A bustling area filled with art galleries, music venues, and award-winning restaurants. Known for its eclectic vibe, downtown Asheville is a cultural mecca for artists and creatives.

River Arts District: This vibrant area along the French Broad River is home to dozens of artist studios where visitors can watch artists at work and purchase unique pieces directly from the creators.

Active and Outdoors:

Blue Ridge Parkway: Often referred to as "America's Favorite Drive," this scenic route offers breathtaking views of the Blue Ridge Mountains and numerous hiking trails and overlooks perfect for picnicking.

Hiking & Biking: Asheville is a gateway to some of the best hiking and biking trails in the country, including those in the Pisgah National Forest and along the Appalachian Trail.

Water Activities: The French Broad River offers kayaking, paddleboarding, and fishing opportunities within minutes of downtown Asheville.



HENDERSONVILLE: CHARMING SMALL TOWN. BIG APPEAL.

Overview:

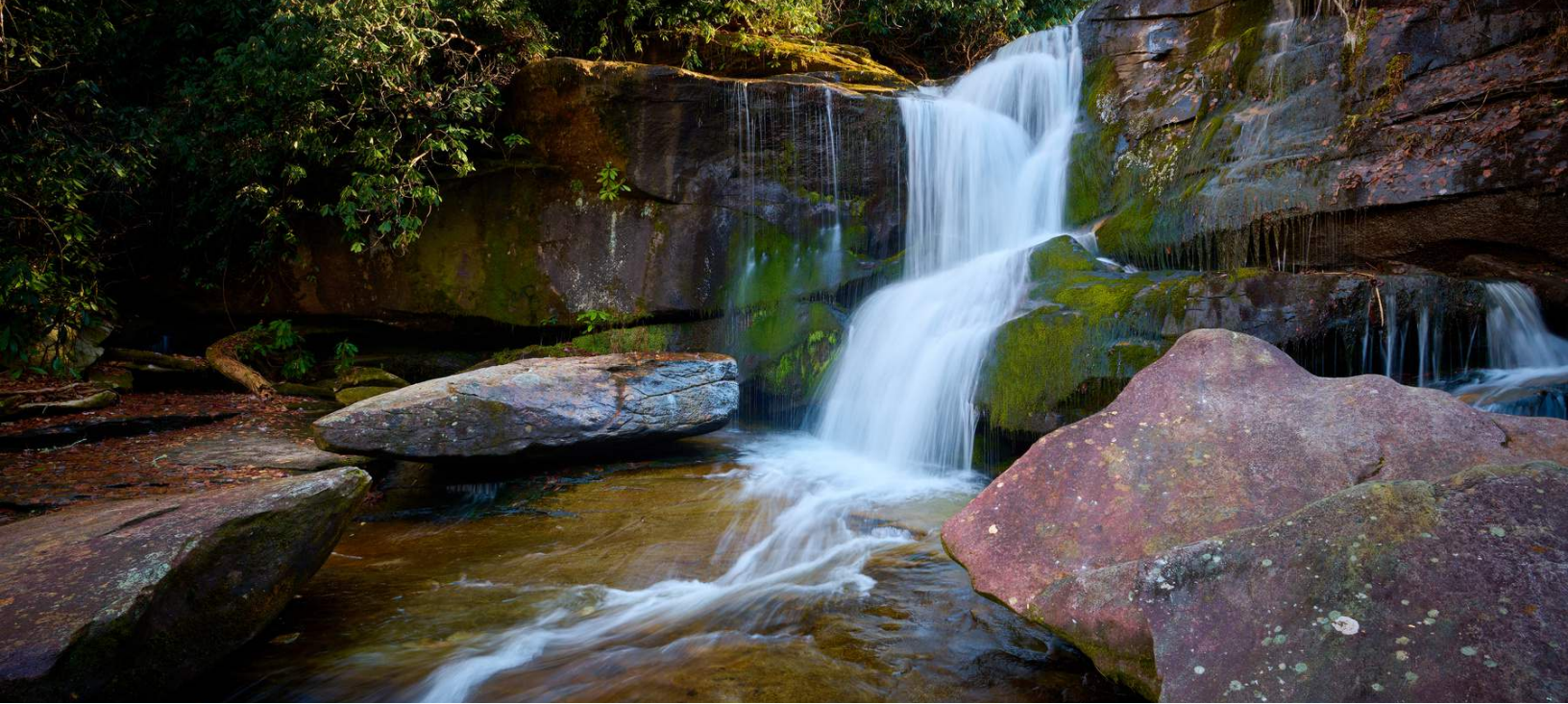
Hendersonville, located just south of Asheville, is a charming town known for its historic downtown, apple orchards, and friendly community atmosphere. It offers a slower pace of life while still providing easy access to the region's natural beauty and amenities.

Cultural Attractions:

- **Historic Downtown Hendersonville:** With its tree-lined streets, boutique shops, and local restaurants, Hendersonville's downtown is the heart of the community. Don't miss the annual Apple Festival, celebrating the area's rich agricultural heritage.
- **Carl Sandburg Home National Historic Site:** Explore the home of the famous poet and writer, set on a beautiful estate with miles of hiking trails and serene landscapes.

Active and Outdoors:

- **DuPont State Recreational Forest:** Located just outside of Hendersonville, DuPont offers over 80 miles of trails for hiking, biking, and horseback riding, along with stunning waterfalls like Triple Falls and High Falls.
- **Apple Orchards:** The Hendersonville area is known for its apple orchards, where visitors can pick their own apples, enjoy cider, and explore corn mazes during the fall season.
- **Golfing:** Hendersonville is home to several beautiful golf courses that offer both challenging play and stunning views of the surrounding mountains.



BREVARD: THE LAND OF WATERFALLS & ENDLESS ADVENTURE

Overview:

Brevard is a small town with big natural beauty, often referred to as the "Land of Waterfalls." It's a paradise for outdoor enthusiasts, offering a wide range of activities from hiking and mountain biking to fly fishing and rock climbing.

Cultural Attractions:

- **Brevard Music Center:** Known for its summer music festival, the Brevard Music Center attracts musicians and audiences from around the world. The center hosts a variety of performances, from classical music to contemporary works.
- **Brevard's Historic Downtown:** Explore quaint shops, art galleries, and restaurants in Brevard's picturesque downtown, where you can also find the famous white squirrels that the town is known for.

Active and Outdoors:

- **Pisgah National Forest:** Brevard is the gateway to Pisgah National Forest, offering endless opportunities for hiking, camping, and fishing. The forest is home to some of the area's most famous waterfalls, including Looking Glass Falls and Sliding Rock.
- **Ecusta Trail:** This highly anticipated rail trail project will convert an old railway corridor into a multi-use path connecting Brevard and Hendersonville. The Ecusta Trail will be perfect for walking, running, biking, and enjoying the scenic beauty of the region, further enhancing Brevard's appeal as an outdoor destination.
- **Mountain Biking:** The area around Brevard is renowned for its world-class mountain biking trails, particularly in Pisgah National Forest and DuPont State Forest, attracting riders of all skill levels.
- **Fly Fishing:** Brevard is known for its excellent fly fishing opportunities, with pristine streams and rivers that are home to trout and other fish species.





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