

# Roanoke Reserve

Introductory Offering (availability and terms)  
is subject to change without notice.

## Property Offerings

All

While each Roanoke Reserve property\* has unique features, there are common elements to all that include: prime location on Lake Gaston, private roads\*\*, guaranteed low density environment, non-congested and sheltered waterfront, spectacular elevated views and building sites, mixed terrain and forest, complete privacy, serenity and seclusion of the naturally preserved cove setting, restrictive covenants, ample space for lifestyle amenities at the water's edge and offshore, double boathouse accommodation for each property, underground electrical hookups, and county water hookups\*\*\*. *Buyers are responsible for septic system on each property. (Also available in the area at buyer's discretion is high speed Internet.)*

### Introductory Offering

#### 2010 Summer Special — Time Sensitive Price Reduction

RR 1

**\$625,000 / MLS #102780** The property closest to the main lake with substantial waterfront offers superb main lake views coupled with sheltered shoreline just inside the cove – with front row seats to the annual 4<sup>th</sup> of July fireworks display from the Eaton's Ferry Bridge! It consists of **2.78 acres**, has **401 ft of shoreline**, and is accessed from Hartley Court.

RR 2

**\$695,000** The largest of the Roanoke Reserve properties is a little further inside the cove also with commanding main lake views (and July 4<sup>th</sup> fireworks!). The spaciousness and topography will offer its owner many possibilities. This property's shoreline also includes a rare, naturally formed beach-like area to compliment waterside activities. It consists of **7.33 acres**, has **275 ft of shoreline**, and is accessed from Hartley Court.

**\$1,175,000** RR#1 and RR#2 bundled price (same sales transaction). Gives you an amazing **10+ acres** with **676 ft of shoreline** and the ability to have *two* boat houses and/or piers.

### In Reserve

#### Negotiable availability.

RR 3

Property 3 offers the most varied terrain. At certain locations you feel like you could be at a lakeside retreat in the mountains – in other locations you find gently sloping terrain down to the water's edge. A little hillside cabin or studio away from the main residence comes to mind when visiting this property. Then add the fact that a private waterside entertaining cabana and double boathouse can be in close reach. It consists of **6.54 acres**, has **989 ft of shoreline**, and is accessed from Lake Ridge Road.

RR 4

Property 4 is the most secluded, private, and quiet...and perhaps the most "magical". The notion of forest elves may even come to mind when spending time on this property. Plus you still have your own private access to the water when you might want to go for a boat ride and for waterside entertaining — or just want to enjoy the special serenity and ambience that being near water brings. It consists of **5.82 acres**, has **434 ft of shoreline**, and is accessed from Edwards Ridge Road.

RR 5

Property 5 is distinguished by its sheer location that accentuates its topography: beautifully presenting itself as an elevated knoll in the *back* of the cove with a majestic view of both the cove surroundings and main lake. The unsuspecting view from this property and impact to visitors always inspires a "wow". It consists of **6.97 acres**, has **232 ft of shoreline**, and is accessed from Edwards Ridge Road.

RR 6

Property 6, with more acreage, also offers impressive main lake views even though it is located further inside the cove where it is more private and tranquil. It consists of **5.52 acres**, has **523+ ft of shoreline**, and is accessed from Edwards Ridge Road.

\* See Roanoke Reserve Property Design map for visual layout. Reference recorded plat for exact property dimensions. Prices/terms are subject to change without notice. Information on this page deemed reliable; however, sales documents prevail.

\*\* See Roanoke Reserve Road System map for visual layout.

\*\*\* In process.