



FOUNDERS
RESERVATION
PROGRAM

LONGCLIFF OWNERSHIP



[LONGCLIFF.COM/FOUNDERS](https://longcliff.com/founders)



FOUNDERS RESERVATION PROGRAM

We are pleased to share an exciting development that is set to redefine mountain living in Toxaway, North Carolina. A groundbreaking project that promises to blend shopping, dining, recreation, and elevated residential living with the serene beauty of our natural surroundings.

Over the past twelve months, inquiries about owning a home in Longcliff have steadily grown. This, combined with an increasing demand for new homes on the Highlands Plateau, has stimulated the need for a reservation period to allow those who have expressed interest in the Longcliff vision to register for an opportunity to receive special pre-development privileges, essentially to reserve the right to purchase the first homes built at Longcliff.

The subscription period for our pre-development reservation program is now open, and we invite you to share in this exciting opportunity.



LONGCLIFF DEVELOPMENT PLAN: AT A GLANCE

Longcliff is more than just a development. It is a vision brought to life through inspired planning and a deep respect for the outdoors and the natural landscape of Toxaway. Longcliff is a welcoming place for all in a walkable mountain community with a one-of-a-kind town center harmoniously blended with distinctive residential neighborhoods and a protected nature preserve. Easy access to four-season amenities, cultural experiences, and outdoor adventure will be the hallmark of the community and will enrich the quality of life for owners and guests.

THE PATH TO OWNERSHIP

Longcliff will have a portfolio of homes and interior design packages to choose from, delivered through an expertly curated process to help minimize the challenges and anxiety that can accompany the home-buying and home building experience. Our team of professionals will work closely with you to identify your home and lifestyle preferences. The process is simple and comprehensive and includes every detail necessary to build a home, including homesite, design, engineering, permitting, interior selections, financing, home construction, and the post-closing warranty period. During construction, a project manager assigned to you will provide weekly construction updates and photographs and will schedule important review and decision-making meetings to ensure your home is personalized to your specific tastes and needs.

FOUNDERS PROGRAM RESERVATION AGREEMENT

Once the Founders Program subscription period ends, candidates secure the right to participate in a Lottery to determine the priority order for selecting a lot and home package. Subsequent to the lottery and after making their lot and home selections, Founders will enter into a purchase agreement with Longcliff's home building company. Founders will have a period of five days from receipt of the purchase agreement to return the fully executed purchase agreement, along with the balance of the building deposit. The reservation agreement deposit will be credited towards the required construction deposit.

EARLY RESERVATION POSITIONS AVAILABLE: 12

EARLY RESERVATION DEPOSIT: \$10,000*

FOUNDER BENEFITS

Be among the first to select a lot and home package at Longcliff.

Be recognized for your commitment to Longcliff in a permanent installation (details TBD) in the Village Green.

Receive limited-edition Longcliff merchandise.

Receive a limited-edition Founders medallion for your lot marker, acknowledging your pre-development commitment to Longcliff.

Attend an exclusive Founders reception and celebration to meet other Founders and the Longcliff development team.

Receive a pre-development discount on select homesites.

LONGCLIFF PERFORMANCE GUARANTEE

Home pricing must not exceed the range quoted by more than 5%.

Founders homes will be under construction six months from the date Longcliff receives the fully executed purchase agreement and the purchase agreement deposit.

Final lot/home packages and the execution of a purchase agreement must be completed no later than October 1, 2024.

TIMELINE

PUBLIC ANNOUNCEMENT:
March 20, 2024

SUBSCRIPTION PERIOD:
March 1, 2024 to April 30, 2024

LOTTERY DATE:
May 1, 2024

HOME BUYING SELECTION PERIOD:
May 15, 2024 to October 1, 2024

FIRST HOMES GROUNDBREAKING:
August 1, 2024 to February 1, 2025

**Dates subject to change.*

REGISTER NOW

Founder reservations are limited, and the time to reserve your home at Longcliff is now! To receive more information, please call to schedule a tour or video conference.

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**Deposits will be held in escrow with an attorney as agent. Reservations are transferable.*



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