



  
*Longcliff*

*A MAJESTIC MOUNTAIN VILLAGE ON THE HIGHLANDS-CASHIERS PLATEAU*

# A Higher Perspective

Where elevation creates a different way of living

Located on the level  
Highlands-Cashiers Plateau  
in Lake Toxaway



Expansive  
Blue Ridge Views



Rare level topography  
allows true walkability



Designed for families who  
return season after season



Positioned within Western  
North Carolina's most  
sought-after corridor





# Elevation, Realized

## A Landscape that Shapes Daily Life

At Longcliff, the land itself defines how the community lives.

- 44-acre nature preserve anchoring the community
- Sweeping Blue Ridge views
- Bordering Gorges State Park on three sides
- Homes and amenities connected by walkable paths

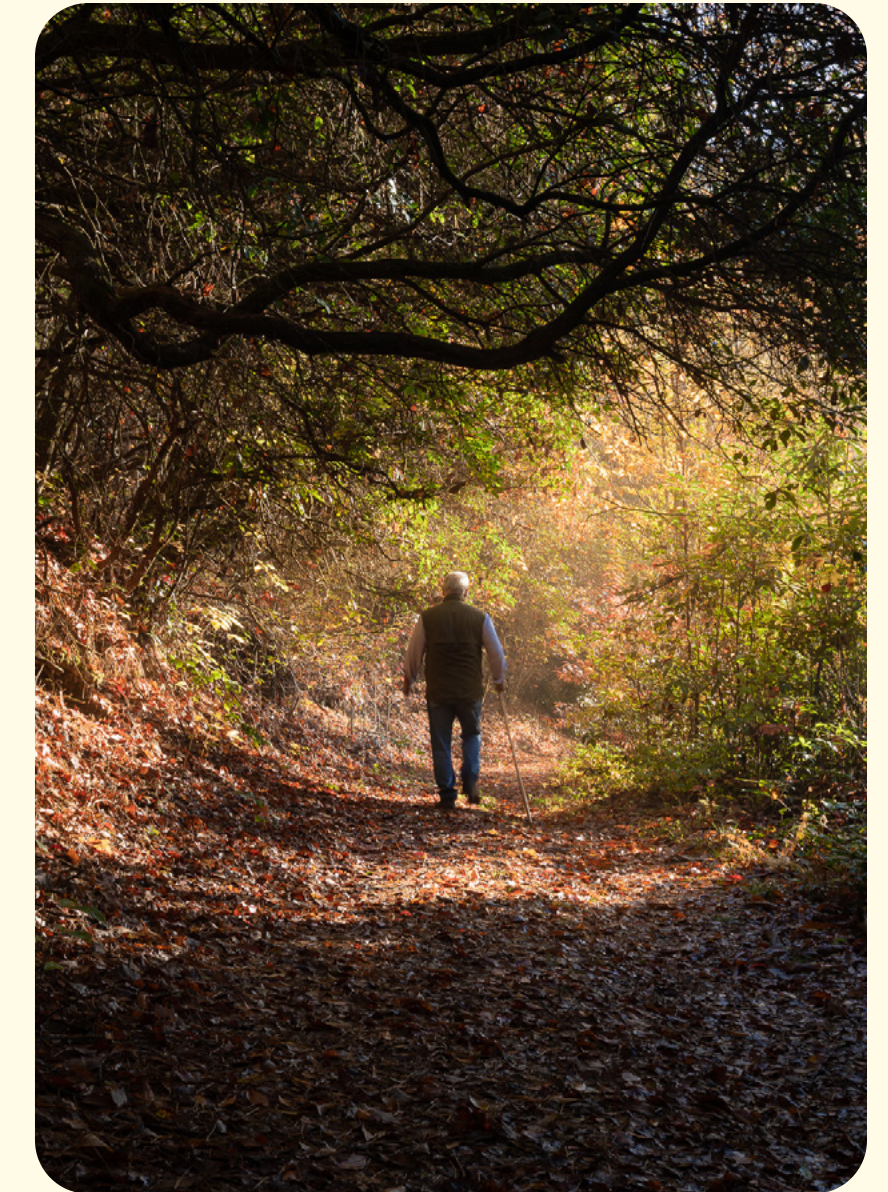
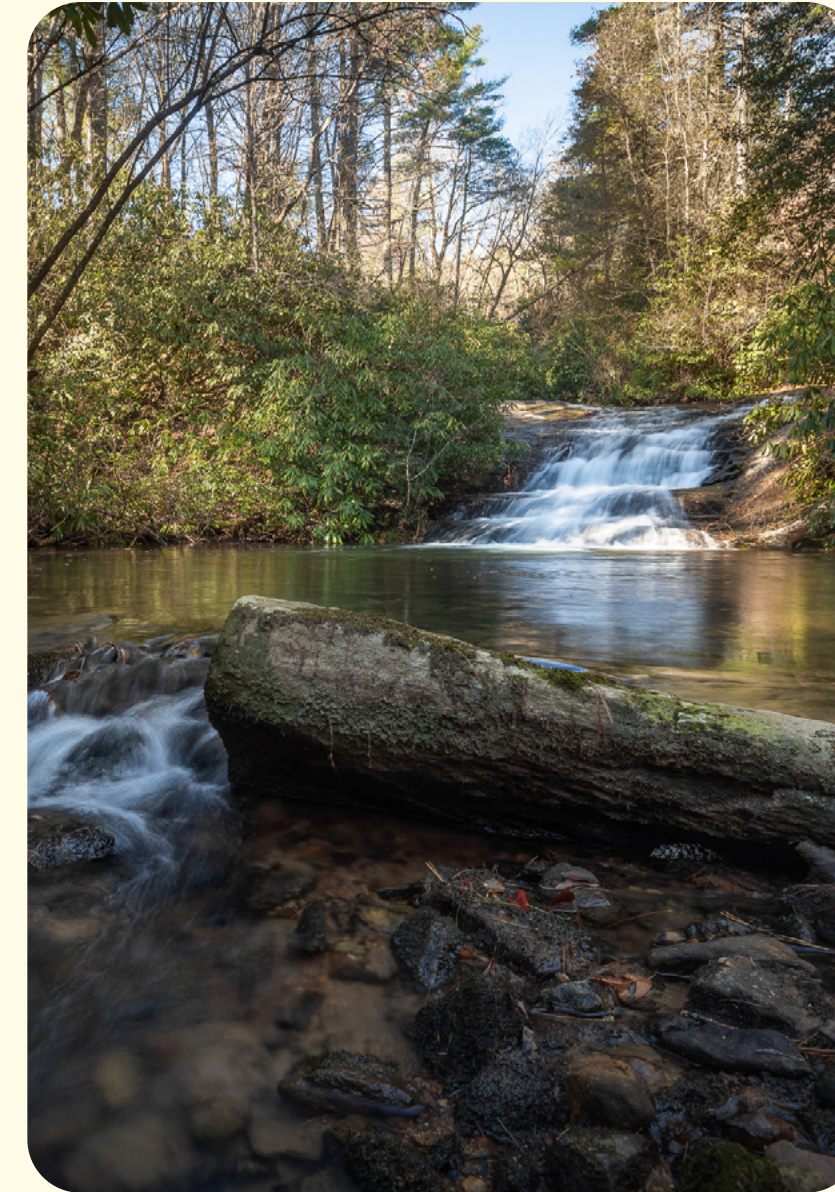
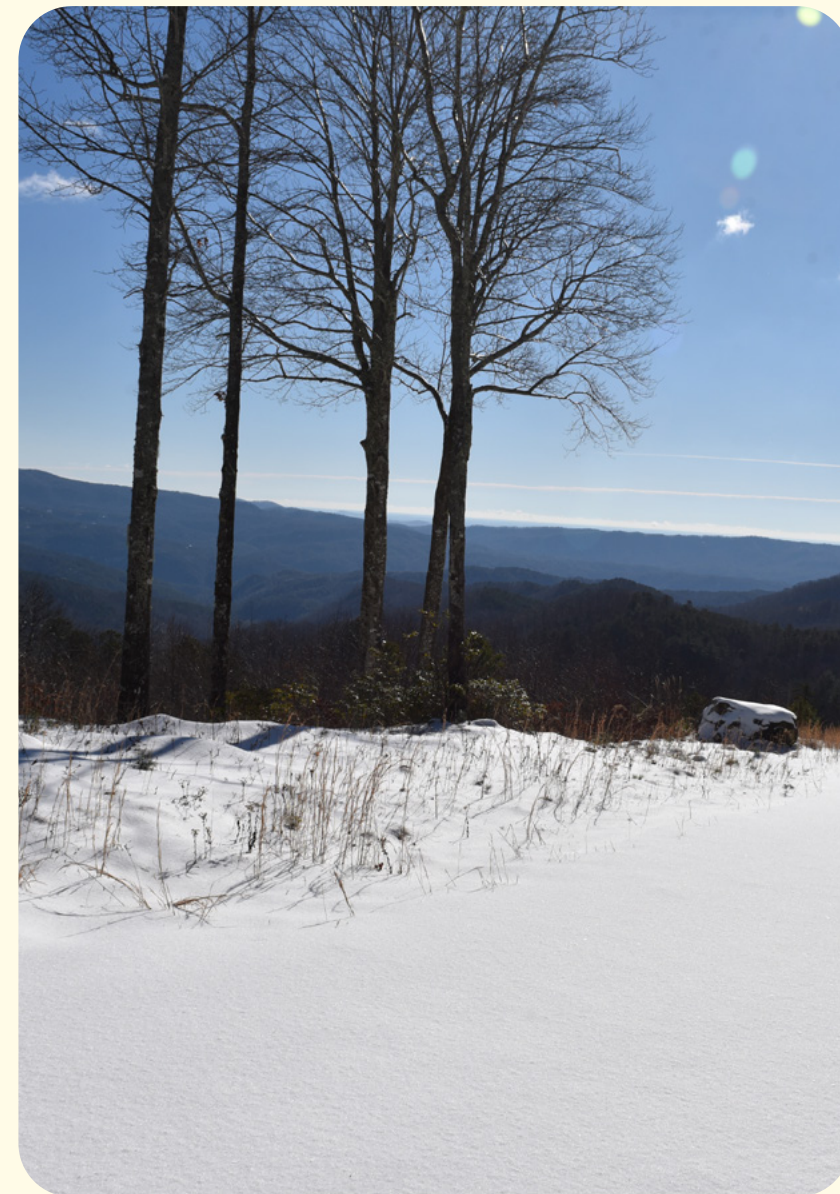


## Designed for Connection & Convenience

At Longcliff, the community amenities become part of the daily rhythm.

- Evenings under the stars at the Great Lawn
- Morning walks for coffee at Longcliff Market & Café
- Children playing at Hillside Park
- Sunrise at The Edge lawn and pavilion
- Paths that connect homes, trails and gathering spaces

# Nature at the Heart of it All



*All photos were taken on property*

- 44-acre Longcliff Preserve
- Miles of integrated nature trails steps from your front door
- Surrounded on three sides by Gorges State Park
- Waterfalls, forests, and miles of wilderness just beyond the preserve

# A Place People Return to Season After Season

At Longcliff, mountain living becomes a ritual — unhurried mornings, gathered evenings, and seasons worth returning to.



Morning coffee at the Longcliff Market



Live music on the Great Lawn



Firepit gatherings at Hillside Park



Sunrise yoga at The Edge Overlook



Afternoon hikes through the preserve



Village dining and evening gatherings



# Architecture, Settled into the Land

***Crafted by Everstead Signature Builder,  
known for building custom mountain  
retreats across Western NC since 2000.***

- A refined interpretation of modern mountain architecture
- Front-porch homes designed for village living
- Lock-and-leave luxury townhomes
- Expansive decks and wood-burning fireplaces
- Natural materials and mountain-modern design
- Indoor-outdoor continuity with Blue Ridge views

# A Guided Building Experience

Ownership is curated from first selection to final detail.

- Curated land-home packages
- Defined customization pathways
- Simplified build process
- Approximate 12-month construction timeline
- Short-term rental program available
- Professional oversight for rental management



Disclaimer: This document is intended to express the development concept for Longcliff. The plan is for presentation purposes and is subject to change. The document is not a real estate offering and does not represent an opportunity to invest, buy, or sell.

GORGES STATE PARK



## A Connected Retreat

***Longcliff is perfectly positioned in one of Western North Carolina's most sought-after mountain corridors***

- Located in Lake Toxaway on the Highlands-Cashiers Plateau
- Minutes to Highlands, Cashiers, and Brevard
- Approximately 45 minutes to the Asheville Airport
- Access to hiking, biking, fishing, and golf
- Proximity to dining, shopping, and cultural venues

# The Founders Distinction

Longcliff is introducing a limited Founders release for the first group of homeowners.



1

**First Position  
Priority**  
Access to the  
Most Coveted  
Homesites



2

**Preferential  
Pricing**  
Early Release  
Founder Pricing  
Advantage



3

**Association Dues  
Waived for  
One Year**



4

**Permanent  
Recognition**  
Commemoration  
on the Founder  
Monument



5

**Founder Privileges**  
Custom Golf Cart,  
Personalized Lot  
Marker, Curated  
Gift Package

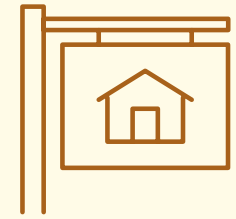


6

**Optional  
Lifestyle  
Access**  
Burlingame  
Country Club  
Opportunity

# The Founders Distinction

Longcliff is in its earliest phase — and early engagement carries meaningful advantage.



1

**First Position  
Priority Access**



2

**Preferential  
Pricing**



3

**No Association Dues  
for One Year**



4

**Permanent  
Recognition**



5

**Founder  
Privileges**



6

**Optional  
Lifestyle  
Access**

# Longcliff Discovery Center

The Discovery Center allows guests to experience Longcliff firsthand

- Opening May 15th
- Community Master Plan overview
- Longcliff Preserve information
- Founders Program details
- Private broker and client appointments



THANK YOU



*Longcliff*