



GREAT CAMPS OF THE SMOKIES:
DRAGONFLY COTTAGE

FACT SHEET

OVERVIEW: Overlooking the pristine Lake Santeetlah and the Snowbird Mountains, the Dragonfly Cottage is an intimate retreat and the epitome of mountain living. Cradled by tall oak and maple trees, the Adirondack-inspired wooden home also enjoys the constant sounds of water from the nearby mountain stream, offering second home buyers a luxurious abode in a serene environment in the Smoky Mountains.

The Dragonfly Cottage is available to buyers with an upgraded finished package and comes fully furnished. It includes two bedrooms, three full bathrooms, convertible study, convertible library, kitchen, living room, dining room, three fireplaces, spacious upper and lower deck, an outdoor living room and a laundry room. In addition, the home comes with its own boat slip at the Lakeside Marina located only yards away.

The Dragonfly Cottage was designed under the Great Camps of the Smokies strict architectural guidelines. The exterior is comprised of Cedar wood, stacked stone foundations and impressive log elements that allow it to blend in with the natural surroundings. The interior has been decorated in traditional rustic décor with deep earth tones and elegant accents throughout. It is one of the first homes at Great Camps of the Smokies and has recently been completed.

LOCATION: The Cottage is located in the community of Santeetlah Lakeside, part of Great Camps of the Smokies in Graham County, North Carolina.

PRICE: \$1,250,000 – unfurnished
\$ 1,299,000 – furnished

SQUARE FOOTAGE: Finished interior space: 2,206 sq.ft.
Decks: 864 sq.ft.
Total: 3,070 sq.ft.

BEDROOMS/BATH: Two bedrooms; one guest room on the main level and a master suite located on the lower level, which includes a private study with reclaimed wood paneling, spacious master bath and a native stacked stone fireplace. In addition, the home has a convertible den upstairs and a convertible library downstairs.

Three full bathrooms; one on the main level and two on the lower level. The Master bathroom features slate floors, his and her cooper basins, a Jacuzzi tub and separate glass and slate shower.

KITCHEN & DINING ROOM: The kitchen of the Dragonfly Cottage is truly the heart of the home. Located on the main level, it incorporates an island copper farmer's sink and bar that opens up to the living and dining room and features Dacor appliances and granite counter tops. The dining room is cantilevered out toward the lake and features floor to ceiling windows all around making for a magnificent view all around.

LIVING ROOM: Boasting 18 ft. ceilings, the spacious living room is an ideal spot for a cozy evening. The main focal point is the impressive rising stone fireplace that has been appropriately accented with a hand-made stone dragonfly inlay. Two chandeliers hang tall from the wooden beams and uplighting fixtures all on dimmers provide perfect lighting for every occasion.

DECK: The main deck, which partially wraps around the home, has an outdoor living room with an additional stone fireplace and is fully furnished with lounging sofas and chairs. There is a distinctive custom-made wooden table perfectly positioned towards the lake and mountains. The deck is also equipped with required plumbing to connect an outdoor Jacuzzi. The lower deck provides direct access to the laundry room, ideal following a day on the lake or hiking the community's woodland trail system.

COTTAGE FEATURES: Additional features of the Dragonfly Cottage include:

- 10 ft. ceilings throughout with 18 ft. ceilings in the Living Room
- Six-inch Maple wood floors
- Wood paneling on interior walls throughout the home
- Additional interior log/timber accents
- Luxury lighting package with increased dimmer switches and remote control option
- Fully pre-wired for entertainment, communication, security and high-speed Internet

RENTAL PROGRAM: Residents have the option of including the Dragonfly Cottage in Great Camps' rental program to offset carrying costs. Great Camps will provide a complete resort experience, including a home and wilderness concierge that carefully selects and creates an extraordinary combination of lake and wilderness recreation adventures, welcoming travelers who wish to experience the rustic luxury lifestyle.

INTERIOR DESIGN: Colette Anderson, Anderson Plus Associates, Smyrna, Georgia. The furniture is from Moose Hollow Trading Co. based in Murphy, North Carolina.

ARCHITECT: Bill Tunnell of Tunnell, Spangler, Wash & Associates based in Atlanta, Georgia.

DEVELOPER: IBEX Mountain Group, a division of the South Florida-based real estate investment and development firm The IBEX Group and former owner and operator of Colorado's Village at Breckenridge Ski Resort, is a premier wilderness developer of unique, high-end destination resorts and second home communities in untapped mountain regions across the United States. The company combines responsible development guidelines with a comprehensive land stewardship program in building communities within remote, natural settings that define exclusivity. Founder and Chairman: Jose F. Rosado

CONTACT: For information, please call toll-free 866-813-5253.

-Great Camps of the Smokies: Exclusivity, Escape, Conservation, Adventure and Serenity-
Inspired by the wilderness ethic that gave rise to the Great Camps of the Adirondacks in the late 1800s, the Great Camps of the Smokies includes a collection of high-end vacation and second home retreats blending a respect and reverence for nature with careful land planning, thoughtful architectural expression and authentic adventure-filled recreational amenities that showcase the remoteness and beauty of each locale. Surrounded by North Carolina's Nantahala National Forest, Great Camps'

communities include Santeetlah Lakeside, Wildsprings, Twelve Moons and Blue Winds. Each community will be equipped with a Great Camps Outdoors Counselor who can arrange activities as well as a dedicated concierge service. Amenities include The Santeetlah Canoe Club, which will provide amenities and access to the 3,000-acre Lake Santeetlah, Natural Havens, Organic Community Gardens and Great Meadow at Wildsprings. For more information, please call toll-free 1-866-813-5253.

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