

***Once Upon a Time in North Georgia:*  
Rewriting the Book on Distinctive Mountain Living**

Once upon a time in north Georgia, you knew exactly what you were getting when you shopped for your mountain getaway: a rustic cabin on an acre or two ... gravel roads ... maybe a mountain view or babbling creek out back ... and not much else.

If it was a more distinctive lifestyle you sought (a gated community, a dynamic downtown or upscale amenities), you probably found yourself trekking to Western North Carolina, where communities such as Highlands and Cashiers had made a name for themselves with discriminating mountain homebuyers.

Fortunately, one local developer with vision to spare is rewriting the book on distinctive mountain living in North Georgia.

“There is something truly magical happening here in north Georgia ... something that we believe discerning mountain homebuyers will fully embrace,” says Alan Dover, founder and president of Ellijay-based A.S. Dover Communities. The company’s four communities — *Falling Waters*, *Tranquility at Carters Lake*<sup>®</sup>, *Ridgemont* and *East Ridge* — offer a range of architectural, price point and amenity choices that were, until now, unhead of in north Georgia.

**Waterfalls and Gardens and Spas**

Located just minutes from historic downtown Ellijay, Ga., A.S. Dover’s *Falling Waters* is a prime example of this new chapter in mountain communities. The development not only embraces the area’s natural beauty, but also brings a new level of sophisticated planned amenities — from sweeping organic gardens and culinary kitchens to holistic spa treatments and a full program of active outdoor pursuits.

“There are certainly developments offering incredible views up here, but never has it all come together like this,” notes Peter Knutzen, Vice President of Real Estate & Marketing for A.S. Dover Communities. “I think this will be a true turning point in redefining north Georgia as an accessible, amenity-rich destination. Where else in the north Georgia mountains can you experience an incredible day on the river, enjoy fine dining and then drift off during a warm stone massage?”

Here, just a short drive from the hustle of urban Atlanta, nature takes center stage on 1,923 heavily wooded acres with an abundance of exceptional long-range mountain views and the therapeutic sound of rushing water echoing throughout the property.

*Falling Waters'* master development plan calls for a spa and wellness program that combines the serenity of the mountains with holistic therapies rooted in the healing powers of nature. Family and friends will be able to gather in the planned *Falling Waters* Culinary Center for a variety of multigenerational classes focused on healthy living and eating — with many of the ingredients sourced directly from the planned on-site organic farm.

### **A New Chapter in Accessibility**

Accessibility is another key ingredient in A.S. Dover's vision for the perfect mountain community. "The days of enjoying a vacation home three times a year are gone," says Knutzen. "Today's mountain home buyers, those looking for the best in mountain living and even those looking for value, are seeking high use of their investment." At just 80 miles from Buckhead and downtown Atlanta, *Falling Waters* is within the "magic window" of accessibility. It is also an easy day's drive from Naples, Sarasota, Marco Island and Tampa. "

### **Deep-Blue Living at Carters Lake**

Over at nearby Carters Lake, there's something of a construction boom going on as property owners begin building their dream homes at *Tranquility at Carters Lake*<sup>®</sup>, A.S. Dover's premier lake-access community.

"We've experienced incredible buy-in to the community," says Knutzen. "Our plan all along was to create magnificent home sites for buyers looking to transition out of their urban lifestyle and into more-relaxed lake-access living. Now, three years later, we are experiencing a second wave of home building as current lot owners are beginning to build their dream homes."

Indeed, five new homes are scheduled or planning construction in the community between now and May 2009. One of them is the eagerly anticipated, 4,000-square-foot home of Vic and Diana Donald. The Baton Rouge, La., natives discovered *Tranquility* after an Internet search to find, as Vic puts it, "the largest body of water in north Georgia as a potential place to eventually move."

A memorable hiking trip with son Matthew to nearby Doll Mountain sold Vic on the area, although he admits it took some time to convince Diana that north Georgia was the new 'place to be.' "Actually, early on, I felt the *Tranquility* home sites were somewhat pricey, until I took the time to check out all the other lake access communities in north Georgia and realized the best values are absolutely at *Tranquility*."

### **Adventure, Relaxation ... and Value!**

A.S. Dover Communities strives to provide each property owner with measurable value in a setting of both adventure and relaxation.

For example, A.S. Dover's *Eastridge* is an affordable log home community nestled in the middle of the beautiful Chattahoochee National Forest. It's a rustic setting perfect for long weekends, escaping the summer heat of Florida or cozying up to a fire in the fall and winter. The log home designs feature accent stonework, expansive porches and fireplaces, and all homesites are three acres + in size.

Another A.S. Dover community, *Ridgemont*, offers mountain/country living with a unique combination of mountain and pastoral views. Built on a former dairy farm, the 60+ acre community features large 1.5+ acre homesites and affordable Craftsman Style homes with floor plans starting at 2,500 square feet

Just a "stone's throw" away from either community, residents can enjoy miles of nationally acclaimed hiking trails along the Benton-McKaye and Appalachian trails. And both developments feature quality infrastructure that includes paved roads, landscaping and underground utilities (including power, cable, digital cable, and DSL Internet).

### **Bringing People and Families Together**

Joe Hensley, Vice President A.S. Dover Companies, explains that about 10 years ago, word of the region's appeal began to surface nationally, and small numbers of early adopters from all over the country began to consider the north Georgia area. "Right now, north Georgia is not known as a destination area. But, if you were to pick up this same land and drop it in an established area like Cashiers or Highlands, it would be triple the price. Our vision has always been to create the finest communities in north Georgia ... ones that deliver value for all property owners while building a community that brings people and families together."

*To fully experience what life will be like at Falling Waters, A.S. Dover Communities is offering a personalized Property Preview, and for those wanting more time to research the community, an overnight stay at the on-site bed & breakfast – Falling Waters Mountain Lodge. For more information or to schedule a visit, please call **1.888.515.1610** or visit **[www.fallingwatersclub.com](http://www.fallingwatersclub.com)**.*

*For more information on Tranquility at Carters Lake® or to schedule a visit, please call **1.866.200.7458** or visit **[www.tranquilityatcarterslake.com](http://www.tranquilityatcarterslake.com)**. You may also call to arrange a private tour of the community and the five model homes.*