

2018 Annual Newsletter



# Jasper Highlands

## FEATURED ITEMS...

Mountain Population - *180 and counting!*

Jasper Amenities - *Construction updates*

Miles of Trails - *Our trails continue to expand*

*...and much more!*



## Welcome Home

Jasper Highlands: Population 180 & counting! What a year it has been with nothing more exciting than the number of residents moving in to officially call Jasper Highlands home. In 2018 alone, the population nearly doubled as vertical construction has become contagious. It may come as a surprise to some, but over 95% of the homes that have been built are for primary use.

Often referred to as their "Forever Home," 90 homes have been completed with another 30 currently under construction. With a majority being custom builds, there are countless others in the design phase that plan to break ground in 2019.

The variety of tasteful architecture has appealed to many with each home having its own personal touch on the mountain.



## PAVE the WAY!

With paving completed throughout Sunset View/Phase 3A as well as Sunset 7/Phase 3B, there have now been more than 26 miles of completed roads!

## In Case You Missed It....

Charlie Daniels has seen his share of the cities and towns across these United States of America, and he believes there is no better place to call home than Tennessee!

Watch the video at...  
[www.vimeo.com/280578116](http://www.vimeo.com/280578116)

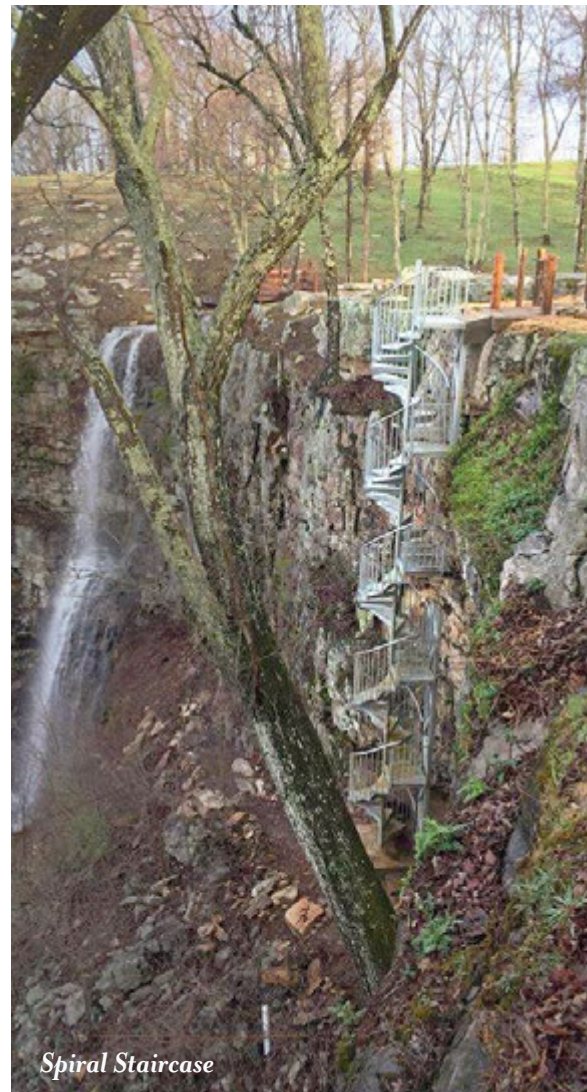


# THE OUTDOORS

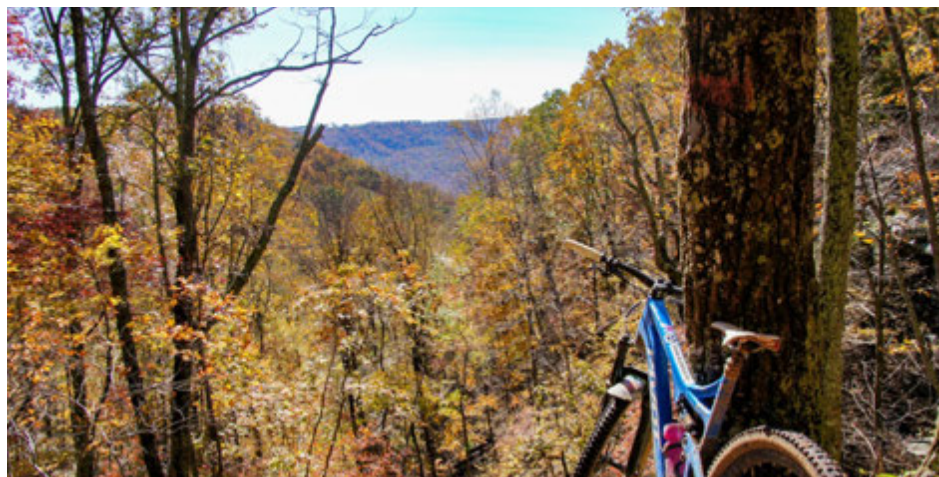
Our master trail builder, Cody Averback, continued his terrific work on the Huff N' Puff trail. With access now at Raulston Falls (via spiral staircase) as well as at Inspiration Park (via mulched path to ladder), Huff N Puff has various options for hikes of all types.



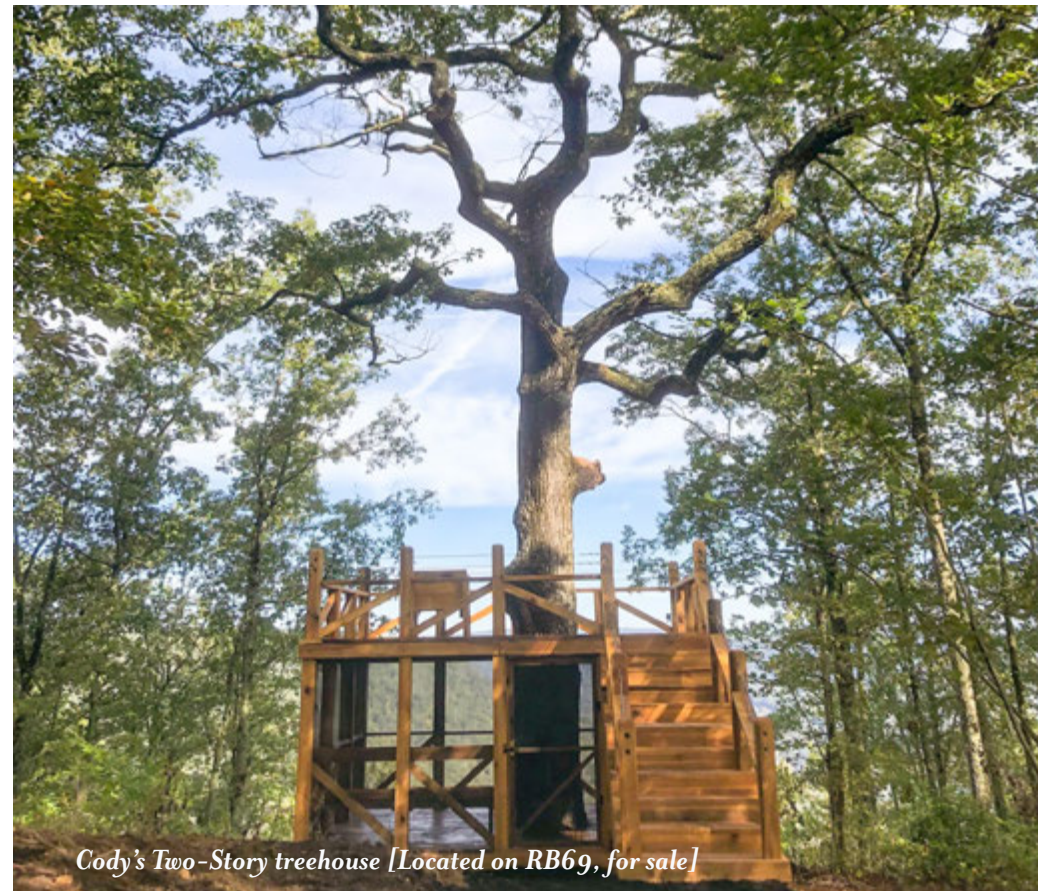
*Camping Shelter exterior*



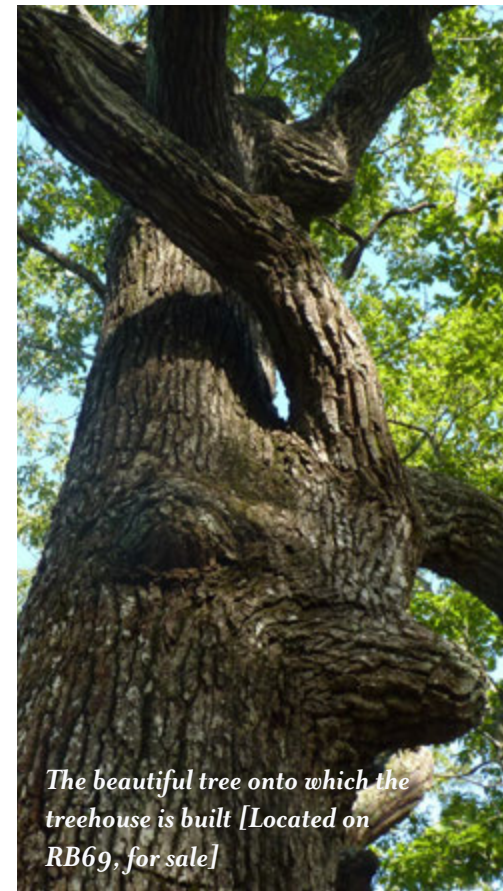
*Spiral Staircase*



*A panorama from our two-story camping shelter on Huff-N-Puff Trail*



*Cody's Two-Story treehouse [Located on RB69, for sale]*



*The beautiful tree onto which the treehouse is built [Located on RB69, for sale]*



*Viewing Deck leading to a trailhead*



*Trailhead entrance*



*A view from Huff-n-puff trail*

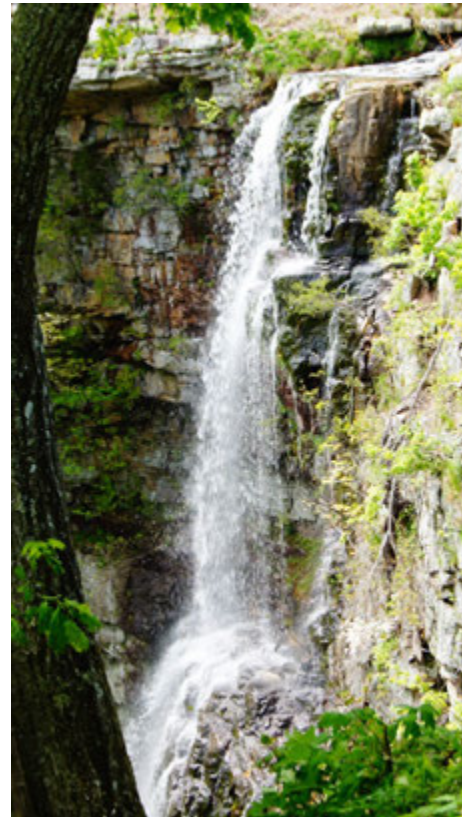


## COMMUNITY & LIFESTYLE

"I'm looking for a sense of community, but I don't want my house to be right on top of my neighbor." We hear this daily and have always felt this is one of the greatest benefits to living in Jasper Highlands that can't be found at other master planned communities. With homesites averaging more than one acre, residents can have their privacy when they want and the community feel when they want thanks to the brand new amenities. While many developments find the least desirable property and make that be the common area, we've done just the opposite!

Jasper Highlands truly took on the look of a community this year when you consider the number of amenities that were completed and also underway.

While amenities play an important role in creating a community, it's the quality of people that is first and foremost. Often times we'll hear how a new property owner decided on Jasper Highlands during their property search due to the residents all being pioneers together rather than an older development with established cliques. Pot-luck dinners and get-togethers are common throughout the year!



## OUR INCREDIBLE AMENITIES

**Inspiration Park** - Swimming pool with two lane lap pool, 3-story "Gazebodacious", tennis, pickleball, bocce, horseshoes, playground, chipping & putting green, Jasper Highlands Volunteer Fire Dept., and plenty of green space on "The Lawn".

**Raulston Falls** - Improvements continued featured by a new spiral staircase allowing direct access to the Huff N' Puff Trail.

**Run N' Reel Park** - This community stocked fishing lake now includes a 1 acre fenced in dog run! The amphitheater and mulched trail adds to the peaceful scenery and a "Hemingway Hut" with a restroom is also underway.

## THE VILLAGE

We have broken ground on the exciting addition that will be open to the public located just before the gate (Reminder: this is not a POA expense).

**Wellness Center** - Framing has been completed with an estimated open date of early Summer for the Wellness Center just before the gate of Jasper Highlands. This 4,372 square foot fitness center will have cardio equipment, free weights, private work out rooms with private classes that will be available upon completion!

**Pedestrian Bridge** - The walking bridge connecting Pat's Summit to Café & Wellness Center was also installed. Approximately 20 acres of contiguous land at the forefront of Jasper Highlands!

**Restaurant & Market** - With terrific partnership from the owners of the successful Stir and State of Confusion restaurants in Chattanooga, we look forward to a first class dining experience being placed right at the front door of Jasper Highlands. For even greater mountain living convenience, plans include space for a market so you can get the essentials without the drive down the mountain.



# Jasper Highlands Homes 7 Step Build Process

1

### Homesite

Pick your ideal lot for your future home!

2

### House Plan

Working with our design & build team makes the home design process as simple as possible!

3

### Bid Process

After your floorplan is in place, we will competitively bid out the home to make certain we stay within your desired budget & can make changes if necessary based on final bid amount.

4

### Contract

Once the floor plan and budget is finalized, it is time to go to contract for the build as well as obtaining your construction loan and/or making the initial deposit.

5

### Break Ground

As soon as the loan is funded, we are ready to break ground on your new home. Construction process will be 6-8 months from the day we break ground.

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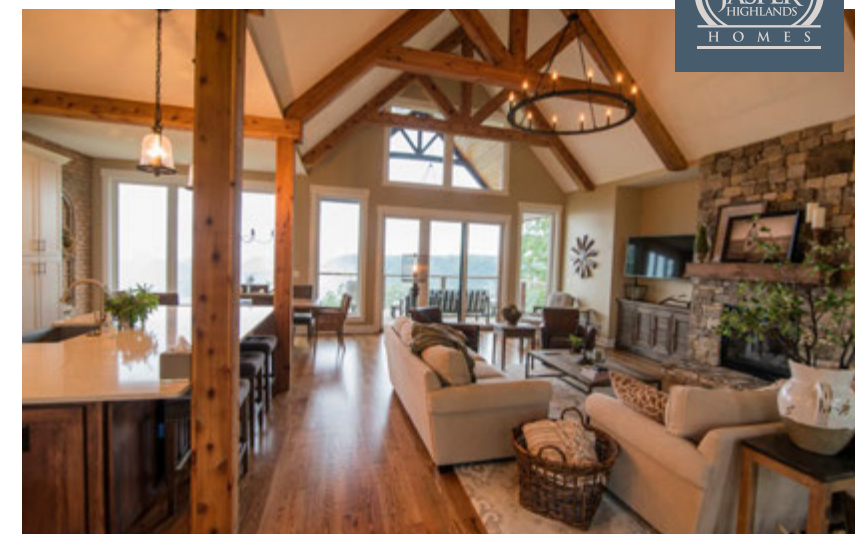
### Selections

Within 30 days of breaking ground, you will meet with our in-house interior designer to pick out everything from lighting fixtures to appliances!

7

### Certificate of Occupancy

Congratulations, now that everything is completed and the local building inspector has signed off on the home you are ready to move in!

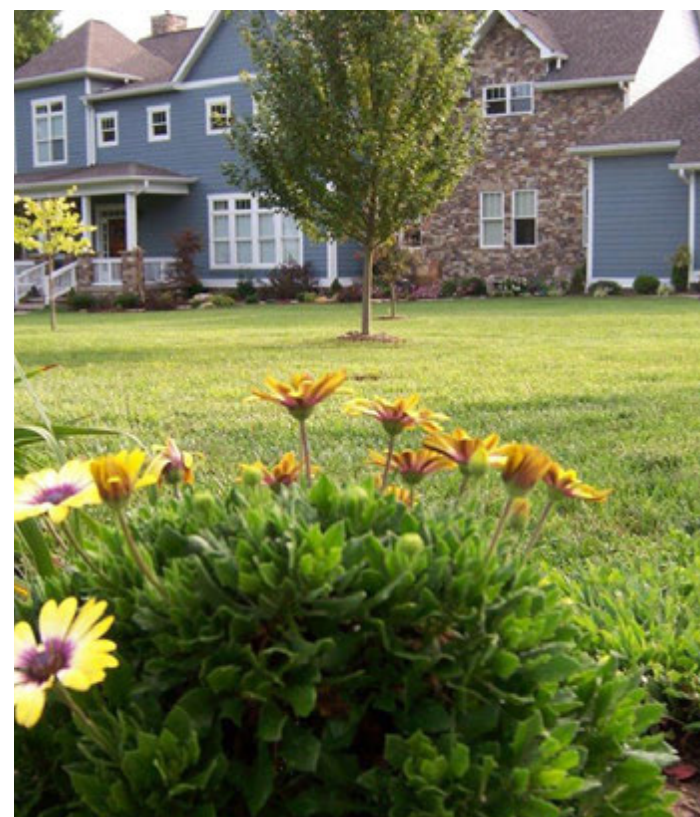


## Jasper Highlands Homes

The Jasper Highlands Home Team builds exclusively on the mountain!

The Jasper Highlands Home Team builds exclusively on the mountain. It is a dynamic, energetic, and dedicated group focused on helping you with all of your home building needs. We provide professional architectural, drafting and design services in-house. It is our desire to craft lifelong relationships through a better design and build experience. We are doing so much more than building a house. We are building a lifestyle and community where our clients can enjoy the great outdoors and the comfort of their homes within the safety of Jasper Highlands.

We have formed a team of professionals that truly care about the people they serve and the mountain they design and build on. The Jasper Highlands Homes team will be here many years after you move into your new home and we look forward to a continual relationship with you as Jasper Highlands is our home too.



### WE EMPHASIZE YOUR NEEDS

Custom Homes or One of Our Floorplans

Our team works tirelessly to offer the highest quality spec homes, custom homes, or one of our floorplans from the Pioneer Collection.

Beyond the Pioneer Collection, Jasper Highlands Homes is a full-service in-house design and build firm that prides itself on exceeding our customers' discerning tastes and expectations. We can customize any home at any size, and we thoroughly enjoy the process of collaborating with homeowners to make sure each home we build is an enjoyable experience.



# The Pioneer Collection

Jasper Highlands Homes expertly crafted list of homes designed by our in-house team.

Tennessee Mountain Homes / Jasperhighlands.com / Call 888-777-5758

*\*all homeplans are subject to change*



## The Colter ————— 1,482 Square Feet

For those looking to downsize or build their dream vacation cabin, the Colter provides a spacious feel in 1,482 square feet.

**2 Bedrooms / 2.5 Bathrooms**

## The Carson ————— 1,965 Square Feet

A very flexible plan based on the smaller Colter concept; this is the ideal plan if the lot lends itself to a walk out basement configuration.

**3 Bedrooms / 2.5 Bathrooms**



## The Lewis ————— 1,690 Square Feet

Efficient floor plan that feels larger than it is! The emphasis is in the open concept living space that overlooks the rear deck!

**3 Bedrooms / 2 Bathrooms**



## The Bowie ————— 2,150 Square Feet

A compact, two story plan, the Bowie is great for those looking for larger square footage on a smaller lot.

**2 Bedrooms / 2.5 Bathrooms**



## The Boone ————— 1,695 Square Feet

This is a modern floor plan in a craftsman package, entry leads directly into a large open concept living space!

**3 Bedrooms / 2.5 Bathrooms**

## The Bridger ————— 2,150 Square Feet

The focus of this house is on the luxuriously spacious kitchen and great room, both with size to spare. Perfect for entertainment!

**3 Bedrooms / 2 Bathrooms**



## The Clark ————— 1,930 Square Feet

Our most popular floor plan! An up-sized version of the Lewis plan, the Clark is also built for customization, with numerous upgrades available.

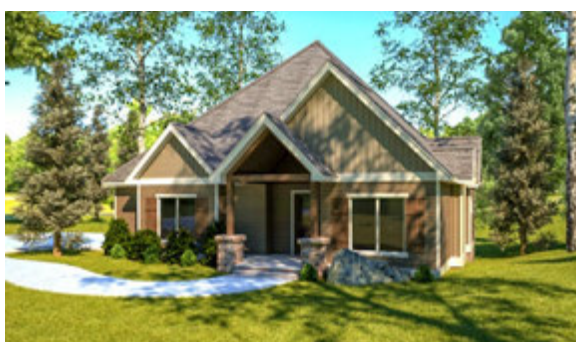
**3 Bedrooms / 2 Bathrooms**



## The Maxwell ————— 2,390 Square Feet

A larger version of our very popular Lewis & Clark layouts, the Maxwell abounds with great sized spaces and ample storage in an efficient shape.

**3 Bedrooms / 2 Bathrooms**



## The Baker ————— 1,834 Square Feet

A 50' home built for the narrower lots in Jasper Highlands with a screened porch and deck in the back for incredible Jasper views!

**3 Bedrooms / 2 Bathrooms**

## The Crockett ————— 2,687 Square Feet

The largest plan we offer in the Collection, the Crockett offers all of our most requested features in our signature craftsman style.

**3 Bedrooms / 2.5 Bathrooms**





# SAVE *the* DATE

— *Upcoming Jasper Highlands Sales Events!* —

MARCH 25TH *to the* 31ST *of* 2019

MAY 20TH *to the* 27TH *of* 2019

————— *Start Planning Today!* —————