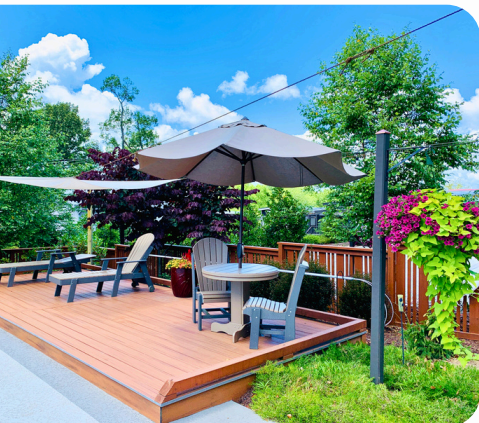
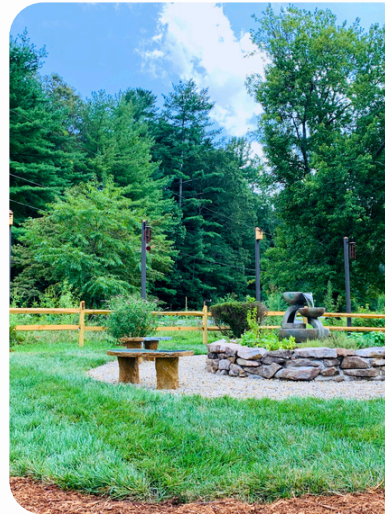


# Simple Life

Live large. Carry less.

## The Village & The Hamlet



Simple Life 

Live large. Carry less.

**Lifestyle Value Fee**



## An All-Inclusive Lifestyle Value

Some call it “cost of living.” At The Hamlet, we prefer, “value of lifestyle.” For one affordable monthly fee, you enjoy private amenities and activities exclusive to our residents. Without the cost and burden of land ownership, you keep more money in your pocket and more time for new experiences.



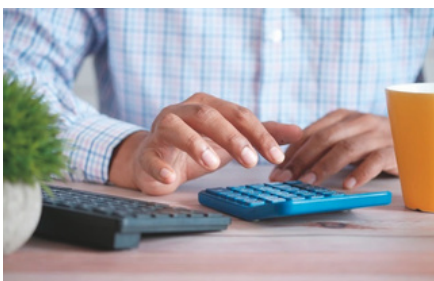
### **BENEFIT #1: More Experiences. Less Expense.**

For one affordable monthly fee, you live in a cottage home that you own while enjoying a community of like-minded people who value living life over maintaining things. What new experiences could you enjoy with the money you save?



### **BENEFIT #2: Lifestyle.**

Live an all-inclusive life in your community with exclusive access to private amenities and events – yoga/fitness classes, organized crafts/games, group outings and activities, clubhouse, pool, dog parks, trails, common green spaces, lakes, and more – all professionally managed and maintained, and included in your monthly Lifestyle Fee.



### **BENEFIT #3: Predictable Monthly Costs.**

You have better things to do than balance utility, internet, cable and trash bills. We cover it all in one affordable monthly fee.



### **BENEFIT #4: Less Maintenance. More Life.**

Leave the yard work to us. We take care of front and back yard upkeep, plus all the common areas and community landscaping, while you take care of living a healthy, rewarding life



Live Large. Carry Less.

## The Hamlet Community Highlights

Built on the edge of a stunning Nature Sanctuary and offering an easy mountain lifestyle. Hamlet cottage homes are cozy, easy to maintain and surrounded by exclusive community amenities. The best part? The Hamlet is just 5 miles from historic downtown Hendersonville, 20 minutes from the Asheville Airport, and 35 minutes from the vibrant culture of downtown Asheville.

- Mountain Living
- Bordered by Dunn Creek
- Close to Asheville, NC
- 1 & 2-Bedroom Options
- Pool & Fitness Center
- Events & Activities
- Nature Sanctuary
- Private & Gated

---

### Community Fees

Simple Life makes life easier by bundling utilities, services, property maintenance, and lifestyle expenses into one affordable monthly fee that includes:

#### Lot Lease

- Lease your lot with no land real estate property taxes
- Enjoy full privileges to your land
- Avoid the burdens of land ownership
- 10 year lease
- If you sell your home, your lease is immediately cancelled with no early termination fees

\* Monthly premium applies for select homesites



#### Lifestyle

- Pool
- Clubhouse
- Fitness Facility
- Organized classes and community activities
- Dog Park
- Firepit
- Community Tool Shed
- Reflection Garden
- Community Garden



#### Utilities & Maintenance

- Water and sewer
- Trash and recycle pickup
- Basic cable
- Annual ground cover
- Property and community landscaping
- Creek and nature sanctuary maintenance
- Road and building maintenance
- LED Street lights
- Security gates



Simple Life 

Live large. Carry less.

**Floorplans**

# Bankhead

Simple Life

Live large. Carry less.



  
399  
Sq. Ft.

 1

 1

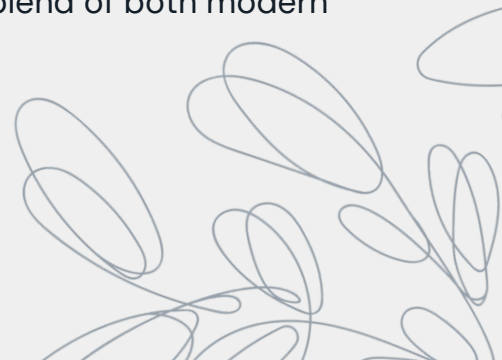


## Home Features

 **THE HAMLET**  
Flat Rock, North Carolina

The Bankhead by Clayton® is a beloved model for its distinct blend of both modern and farmhouse features that make you feel right at home.

- Gorgeous French door entry.
- Flex space hallway nook.
- Modern U-shaped kitchen.
- Optional 160 square-foot loft.
- Elegant electric fireplace in living room.

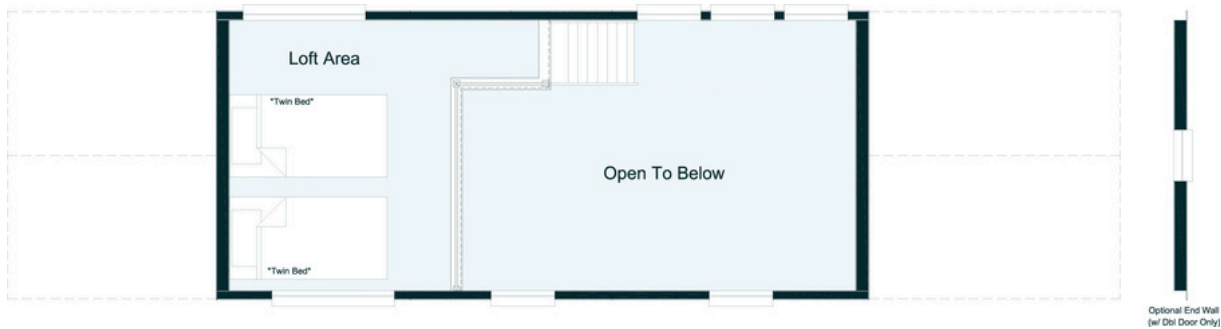


Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.

## Standard Layout



## Loft



## Optional Layout



## Live Large. Carry Less.

Simple Life goes beyond providing a place to live. We foster a vibrant community where every day brings something new. Our full-time management team curates a monthly calendar of events and activities that cater to the interests and passions of our residents. From outdoor adventures to cultural excursions, life at The Hamlet is an ongoing celebration.

# Cheaha

Simple Life 

Live large. Carry less.



399  
Sq. Ft.



1



1

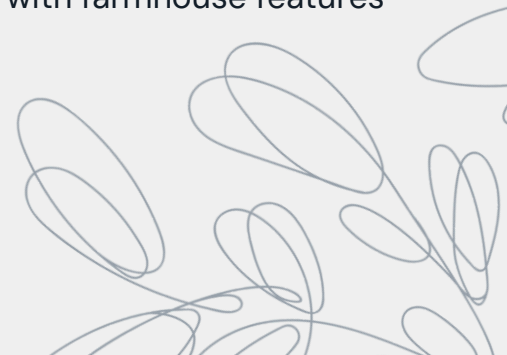


## Home Features

 **THE HAMLET**  
Flat Rock, North Carolina

The Cheaha model by Clayton® is a bright, modern tiny home with farmhouse features for the perfect combination of luxury and comfort.

- Abundance of windows
- Floating shelf concept in kitchen
- Sliding barn door partitions
- Beautiful walk-in shower & double sink bathroom vanity
- Built-in bedroom furniture



Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.





# Coldwater

Simple Life 

Live large. Carry less.

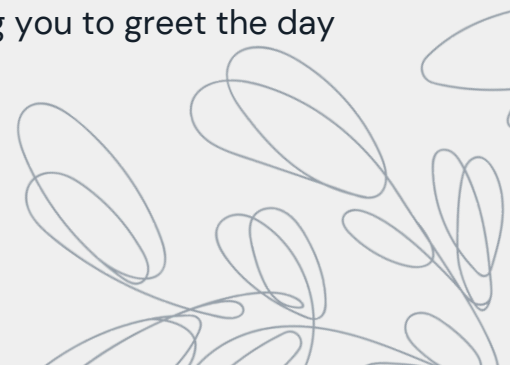


## Home Features

 **THE HAMLET**  
Flat Rock, North Carolina

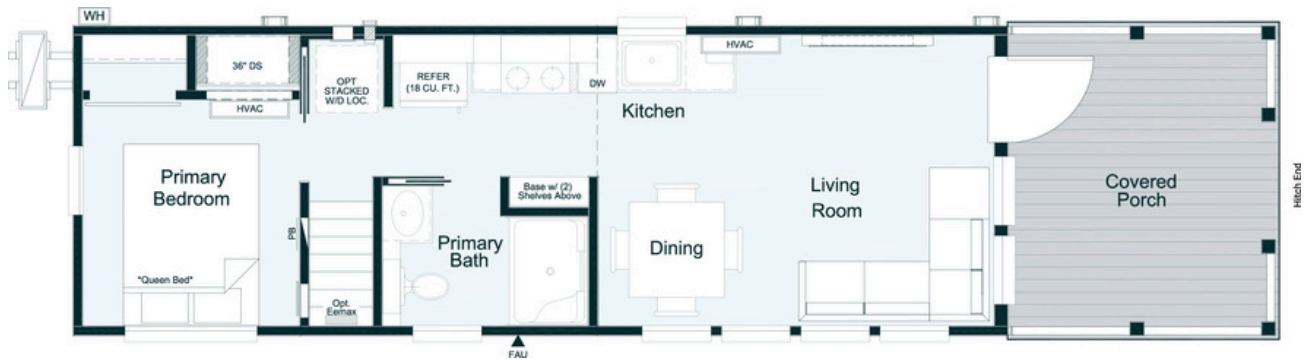
The Coldwater model by Clayton® is a 399 square feet bright and airy cottage naturally illuminated with windows from front to back, allowing you to greet the day and enjoy plenty of natural lighting all year round.

- Spacious Living Room
- Quartz Countertops
- Loft Included
- Covered Porch
- Walk-In Shower

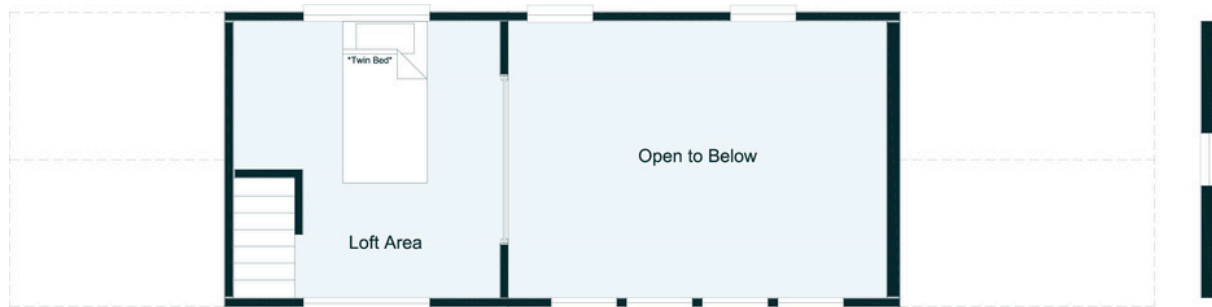


Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.

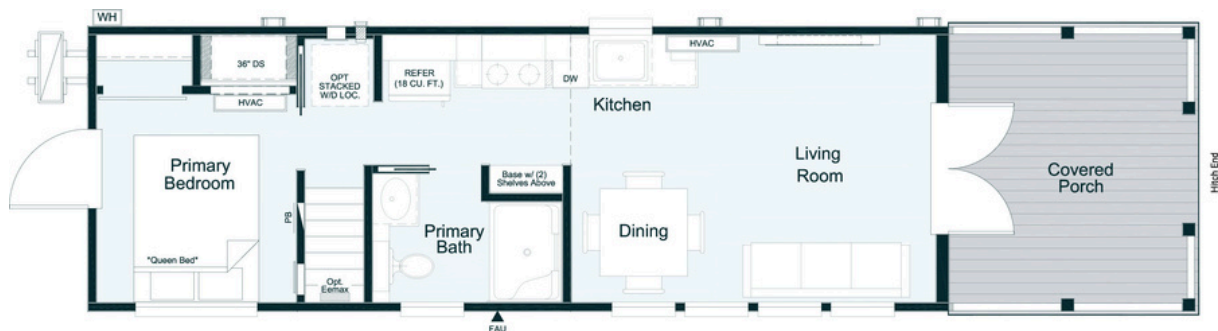
## Standard Layout



## Loft



## Optional Layout



## High-Quality Tiny Homes

In North Carolina, we offer a variety of high-quality cottage-style tiny homes ranging from 399 to 540 square feet. Simple Life has developed partnerships with manufacturers such as Clayton Homes to ensure that every tiny house delivered to the community meets our standards. Homebuyers have the option to customize their tiny home before delivery to the community and can request additions.

# DeSoto


Simple Life

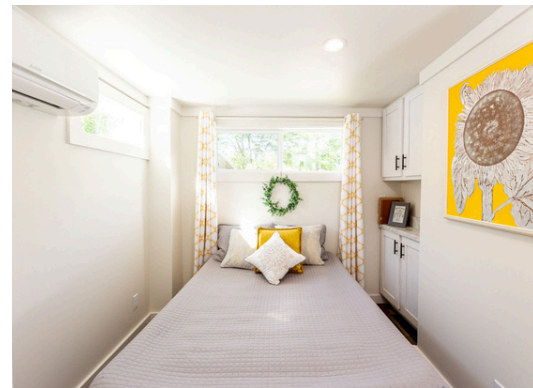
Live large. Carry less.



  
394  
Sq. Ft.

 1

 1



## Home Features

 **THE HAMLET**  
Flat Rock, North Carolina

Manufactured by Clayton®, the DeSoto is a bright, thoughtfully designed tiny home cottage that is equally comfortable as it is stylish.

- Large covered front porch.
- Oversized windows in living area.
- Built-in modern storage solutions in bathroom and bedroom.
- 2-bedroom model available exclusively at Simple Life.

Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.



## Two Bedroom Options

As part of our tiny home communities offering, every unit is nicely skirted and anchored on a fully landscaped lot. Most of our tiny homes allow for the addition of a custom porch or built-in deck. Simple Life is also one of the few tiny house neighborhood developers offering a two-bedroom option.

# Swayback

Simple Life

Live large. Carry less.



394  
Sq. Ft.

1

1



## Home Features

**THE HAMLET**  
Flat Rock, North Carolina

The Swayback is a one-of-a-kind tiny home, combining modern finishes with rustic farmhouse elements for the perfect mix of comfort and convenience.

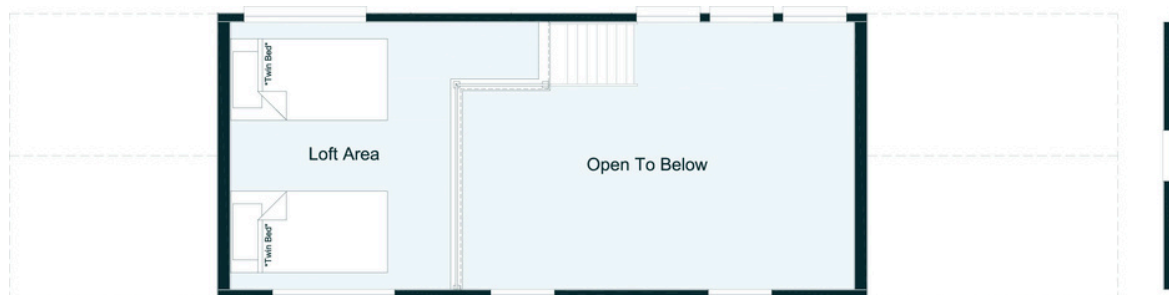
- Built-in entertainment center in living area.
- His/hers closets and wooden chest in bedroom.
- Exclusive 2-bedroom model only available at Simple Life.

Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.

## Standard Layout



## Loft



## Optional Layout



## Conveniently Located

Conveniently located just a short 15-minute drive away lies the historic town of Hendersonville, offering a wealth of cultural experiences and local charm. And for those seeking urban adventures, the vibrant city of Asheville awaits, only 35 minutes from your doorstep. The Hamlet is located near I-26 and other major highways.

# Tannehill

Simple Life

Live large. Carry less.



399  
Sq. Ft.



1



1



## Home Features

 **THE HAMLET**  
Flat Rock, North Carolina

Manufactured by Clayton®, the Tannehill is all about bringing outdoor adventure in and the indoor amenities out.

- Large covered front porch
- Six Windows in the bedroom
- Outdoor kitchen with a sink, bar, and plenty of countertop space.
- Optional Loft

Visit [www.simple-life.com](http://www.simple-life.com) for current pricing.





**Live Large. Carry Less.**



Simple Life 

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**Community Maps**



# THE HAMLET : 144 HOMESITES

**Simple Life**

FLAT ROCK, NORTH CAROLINA

*This plan is intended to assist in the design process. The developer is responsible for all construction and site preparation costs.*

*Simple Life*  
Celebrate life. Discover home.

# The Village Amenities

1. Pool
2. Clubhouse
3. Fitness Center
4. Yoga Studio
5. Dog Parks
6. Community Garden
7. Community Firepit
8. Bocce Ball Court
9. Upper Pond
10. Dunn Creek



### MASTER PLAN SUMMARY

- 16 HIGHLANDS RESERVE
- 20 THE HIGHLANDS
- 25 THE VILLAGE
- 6 SOUTH ORCHARD
- 5 CREEKSIDE
- 12 THE GROVE

SIMPLE LIFE FLAT ROCK TOTAL - 155



## THE VILLAGE :: ILLUSTRATIVE MASTER PLAN

**SIMPLE LIFE**  
 FLAT ROCK, NORTH CAROLINA  
 28 April, 2020

*This plan is conceptual in nature and subject to change. The images represented are not intended for construction and may require further engineering and architectural review through the design and implementation process.*

