

Simple Life

COMMUNITIES

THE HAMLET • FLAT ROCK, NORTH CAROLINA

Live Large. *Carry Less.*

*A curated mountain community where freedom, friendship,
and the Blue Ridge are always within reach.*

144

HOMESITES
18 REMAINING

308-694

SQ FT
HOMES AVAILABLE

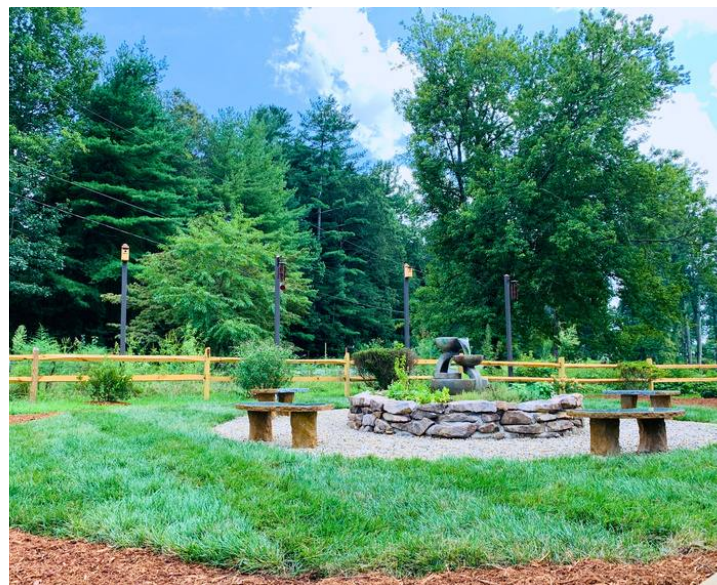
5 MI

TO HENDERSONVILLE
DOWNTOWN

1

BUNDLED FEE
ALL-INCLUSIVE

420 S. Orchard Road • Flat Rock, NC 28731 • www.simple-life.com



Imagine owning your home, skipping the property taxes, and watching your bills collapse into a single predictable number — while a mountain creek runs beside your porch.

THE SIMPLE LIFE PROMISE

A curated mountain community in Flat Rock, NC — where the Blue Ridge is always within reach.

What does homeownership really cost?

Traditional Ownership

Paying each vendor separately — every month

Property Taxes **\$280/mo**

Water & Sewer **\$95/mo**

Trash & Recycling **\$35/mo**

Cable / Internet **\$120/mo**

Lawn & Yard Maintenance **\$160/mo**

HOA / Community Amenities **\$200/mo**

Pool & Fitness Access **\$175/mo**

SEPARATE BILLS TOTAL

\$1,065/mo

Simple Life Bundle

All services in one monthly fee

Property Taxes **Included**

Water & Sewer **Included**

Trash & Recycling **Included**

Cable / Internet **Included**

Lawn & Yard Maintenance **Included**

HOA / Community Amenities **Included**

Pool & Fitness Access **Included**

SIMPLE LIFE MONTHLY FEE

\$800-\$950/mo

Simple Life buys all services in bulk for every resident and passes ~35% savings to you.

Save 20-35% vs. paying vendors separately — all in one predictable bill.

One bill. One number. No surprises. Every single month.

Four things that make every day *better.*



More Experiences. Less Expense.

Own your home. Lease your lot — no land taxes, no headaches. 10-year lease gives security. Cancel same-day when you sell, zero exit fees. Keep every dollar of equity you build.



A Life That Actually Feels Alive.

The Hamlet isn't a neighborhood — it's a curated lifestyle. Rich event calendar, monthly gatherings, fitness classes, and a full-time Resident Event Manager.



One Number. Zero Surprises.

Water, sewer, trash, cable, landscaping, road maintenance, LED lighting, security gate — all bundled into one predictable monthly fee. Every single month.



Less Maintenance. More Mountain.

Our team handles all yard work and community landscaping. Your Warranty Manager handles new-home issues. You handle the life you've been putting off.



Serenity

LOG CABIN - MOUNTAIN VIEW*

287

SQ FT

1

BED

1

BATH



Simple Life's original log cabin park model. Seven windows flood the space with natural light. Versatile loft sleeping area, fully equipped kitchen, split wardrobe, and stackable washer/dryer — all in 287 sq ft of pure mountain character.

HOME FEATURES

- Open-concept with loft sleeping area
- 7 windows for natural light throughout
- Covered porch included
- Durable energy-efficient metal roofing

FLOORPLAN





Cheaha

MODERN FARMHOUSE · CLAYTON

399

SQ FT

1

BED

1

BATH



Modern farmhouse meets tiny home luxury. Sliding barn door partitions, floating kitchen shelves, built-in bedroom furniture, and a walk-in shower with double sink vanity that belongs in a boutique hotel.

HOME FEATURES

- Sliding barn door partitions
- Floating shelf kitchen concept
- Walk-in shower with double vanity
- Built-in bedroom furniture

STANDARD & OPTIONAL LAYOUTS





Coldwater

BRIGHT COTTAGE • CLAYTON

399

SQ FT

1

BED

1

BATH

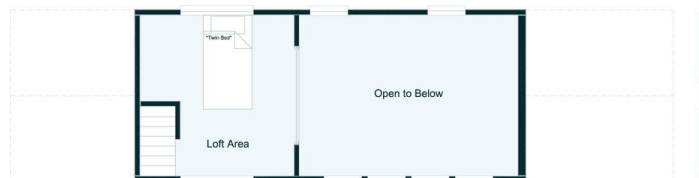


Bright and airy from front to back. Windows stretch the full length of the home, flooding every room with natural light year-round. Quartz countertops, loft included, covered porch, and walk-in shower.

HOME FEATURES

- Windows front to back throughout
- Quartz countertops throughout
- Loft + optional layouts available
- Covered porch

STANDARD & LOFT LAYOUTS



Riverstone

OPEN CONCEPT • CLAYTON®

399

SQ FT

1

BED

1

BATH



Living room flows into dining into kitchen — effortlessly. The bedroom is large enough to double as a sitting room or home office. Smart storage and intentional design make every square foot count.

HOME FEATURES

- Seamless open-concept flow
- Bedroom with sitting or office area
- Smart storage throughout
- Covered front porch

STANDARD LAYOUT



Tannehill

399

SQ FT

1

BED

1

BATH

OUTDOOR LIVING - SEASONS

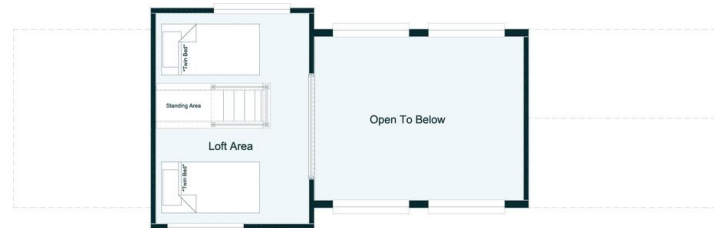


Built for those who live outdoors first. A large covered front porch leads to an outdoor kitchen with sink, bar, and generous counter space. Six bedroom windows flood the space with mountain light.

HOME FEATURES

- Outdoor kitchen with sink & bar
- Six bedroom windows
- Large covered front porch
- Optional loft available

MAIN FLOOR & LOFT





Bloom

EXPANDED LIVING - NEW RELEASE

543

SQ FT

1

BED

1

BATH

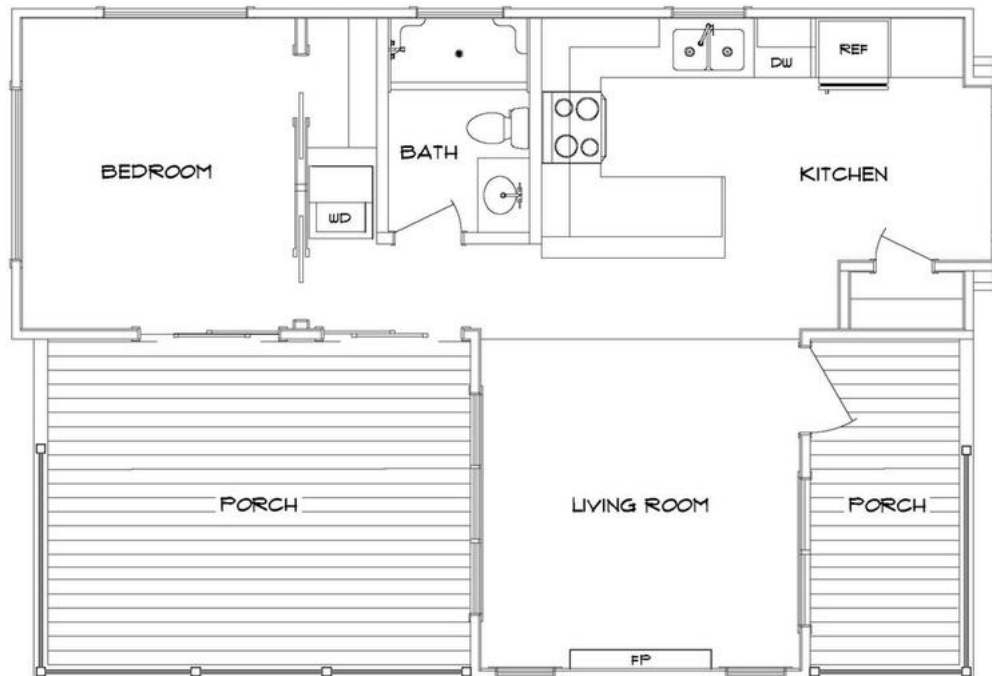


When you want more. A king-size bedroom retreat, oversized kitchen, generous living room, and two porches — one welcoming front entry and one large covered back porch for private outdoor living.

HOME FEATURES

- King-size bedroom retreat
- Front entry & covered back porch
- Oversized kitchen and living room
- 543 sq ft of thoughtful design

STANDARD LAYOUT



EXCLUSIVELY AT SIMPLE LIFE

THE FLAGSHIP MODEL

694

2

2

SQ. FT.

BEDROOMS

FULL BATHS

Grove

Two bedrooms. Two baths. One of a kind.

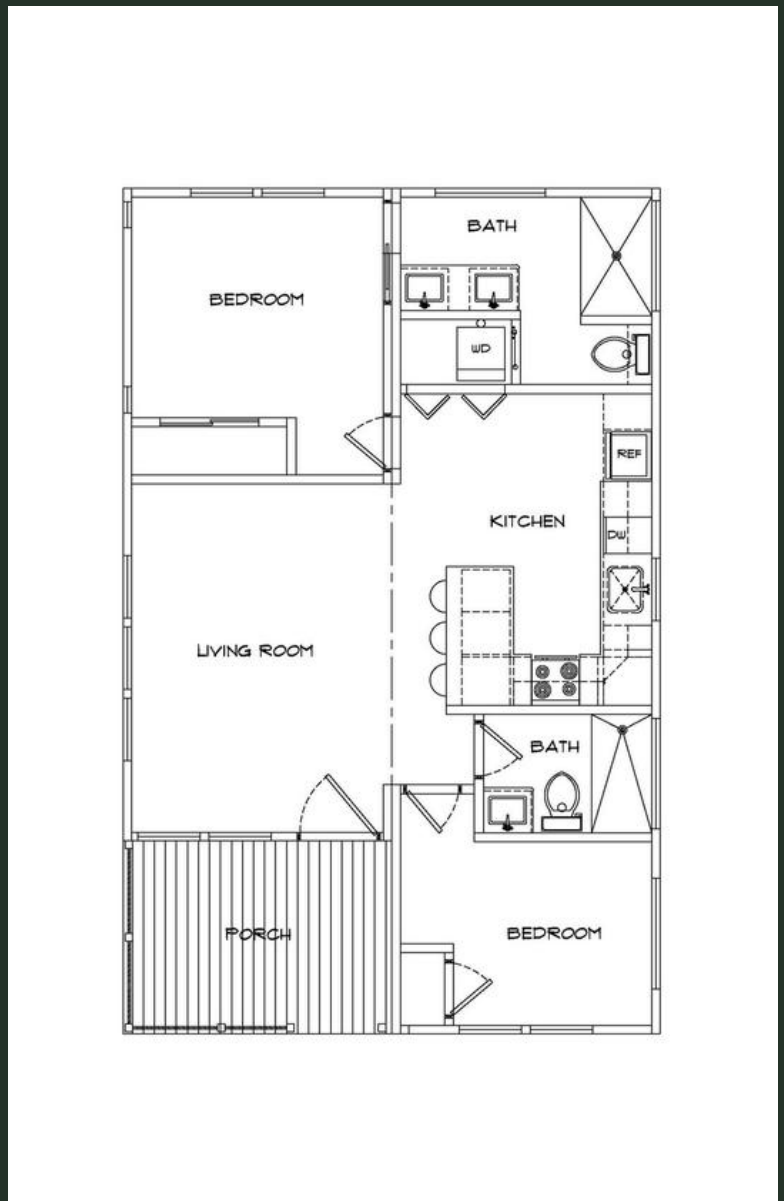
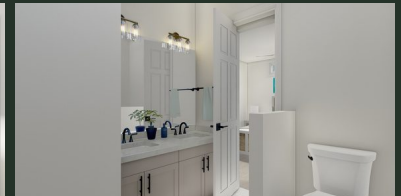
The Grove is the only 2-bedroom, 2-bath tiny home exclusively available at Simple Life. Modern finishes, bright and airy design, and the space to share the simple life with someone you love.

HOME FEATURES

- Two fully separated bedroom suites
- Two complete bathrooms
- Modern finishes throughout
- Bright and airy open design
- Only at Simple Life — nowhere else



FLOORPLAN



RESORT-STYLE AMENITIES, RESIDENT-ONLY ACCESS

Everything you need. *Nothing you don't.*

Built on the edge of a nature sanctuary, bordered by Dunn Creek, and filled with spaces that invite you to slow down, connect, and actually live.



● Resort Pool

● Log Cabin Clubhouse

● Fitness Facility

● Event Calendar

● Fitness Classes

● Dog Park

● Community Garden

● Reflection Garden

● Community Firepit

● Community Tool Shed

● Gated & Private

● Full Onsite Staff

One payment. *Everything covered.*

Simple Life buys services in bulk for all residents and passes the savings to you. Your one monthly fee covers utilities, property maintenance, lifestyle amenities, and lot lease.

Lot Lease

Security, no ownership burden

- Full lot privileges — your land
- No real estate property taxes
- 10-year lease for peace of mind
- Cancels same-day when you sell
- Zero early termination fees

* Premium for select homesites

Utilities & Maintenance

Never open another utility bill

- Water and sewer
- Trash & recycling pickup
- Cable included
- Annual ground cover
- Property & community landscaping
- Creek & nature sanctuary upkeep
- Road and building maintenance
- LED street lights & security gate

Lifestyle

Resort amenities, every day

- Resort-style pool
- Clubhouse access
- Fitness facility & classes
- Organized activities & events
- Dog park
- Community firepit
- Community tool shed
- Reflection & community gardens



WHERE YOU'LL BE

At the foot of the *Blue Ridge Mountains.*

The Hamlet sits in Flat Rock, NC — one of the most sought-after mountain towns in the Southeast. Historic downtowns, Asheville's arts scene, and the Appalachian highlands all within easy reach.

Historic downtown Hendersonville	5 miles
Asheville Regional Airport	20 min
Downtown Asheville	35 min
Blue Ridge Parkway	15 min
Pisgah National Forest	25 min
Brevard Music Center	20 min



YOUR NEXT CHAPTER STARTS HERE

Stop paying for a house. *Start living in one.*

Schedule a private tour of The Hamlet and see exactly what your life could look like.

→ [Schedule a Tour at simple-life.com](#)

→ [View All Homes at simple-life.com](#)

READY TO TAKE THE NEXT STEP?

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[Book Your 15-Minute Tiny Home Info Call](#)

simple-life.com/book · No pressure, just answers