

REYNOLDS MOUNTAIN
VILLAS

Luxury Townhome Villas
on North Asheville's Iconic Reynolds Mountain

TWO COLLECTIONS STARTING FROM \$895K

REYNOLDSMOUNTAINVILLAS.COM



The Vision

Reynolds Mountain Villas, nestled on iconic Reynolds Mountain in North Asheville, are a premier collection of luxury townhome-style villas masterfully crafted by award-winning Buchanan Construction. Each unit offers spacious living, from 1,850 to 2,250 square feet, with elegant customization options. Features include 3 bedrooms plus an optional fourth room (flexible as a bedroom, office, gym, or additional living space), optional elevators, and expansive decks and balconies. Designed for carefree, “lock-and-leave” living, the development features a full-service homeowners association that covers all exterior and roof maintenance, private street maintenance, and landscaping. Enjoy added peace of mind with a 10-year QBW Premier Protection Plan warranty.

Situated conveniently, Reynolds Mountain Villas provide mountain views and easy access to amenities and attractions. Residents are mere

minutes from Reynolds Village’s shops and eateries (3 minutes), YMCA (3 minutes), Beaver Lake (5 minutes), and Asheville Country Club (7 minutes), as well as the Woodfin Greenway, UNC-Asheville, and the French Broad River—ideal for outdoor recreation such as kayaking and tubing. Vibrant downtown Asheville and Weaverville, along with the historic Grove Park Inn, are all within a short drive, with easy highway access via both I-26 and Highway 25 enhancing the overall desirability and convenience of the location.

Reynolds Mountain Villas is its own private development within the Reynolds Mountain address — over 7 acres of green space, a fenced dog park, mulched trails connecting to Reynolds Village, and the best of Asheville within 15 minutes.

Two Collections

PHASE 1 : MOVE IN READY

The Summit *Collection*

From \$1,150,000



Move-in ready luxury villas on Reynolds Mountain with guaranteed panoramic westward mountain views.

Three floor plans, 1,852–2,251 sq ft.

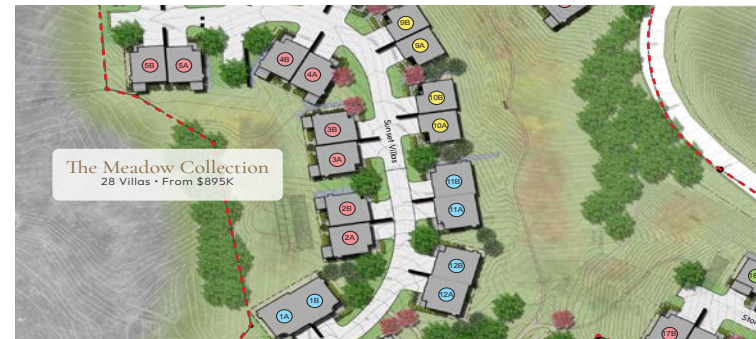
The premier collection — and only a few remain.

- Panoramic long-range Blue Ridge views facing west
- Move-in ready — no construction wait
- 3–4 bedrooms, up to 2,251 sq ft
- Lock-and-leave HOA covers all exterior maintenance
- Premium address on Reynolds Mountain

PHASE 2 : NOW ACCEPTING RESERVATIONS

The Meadow *Collection*

From \$895,000



An expanded collection of 28 villas ascending Reynolds Mountain — each tier gaining elevation, views, and premium finishes. Buchanan Construction quality throughout. Summer 2026 construction start.

- Mountain setting on Reynolds Mountain
- Ascending design — each level offers more
- Buchanan Construction quality — same builder, same standards
- Lock-and-leave HOA convenience
- Summer 2026 construction — secure your position now

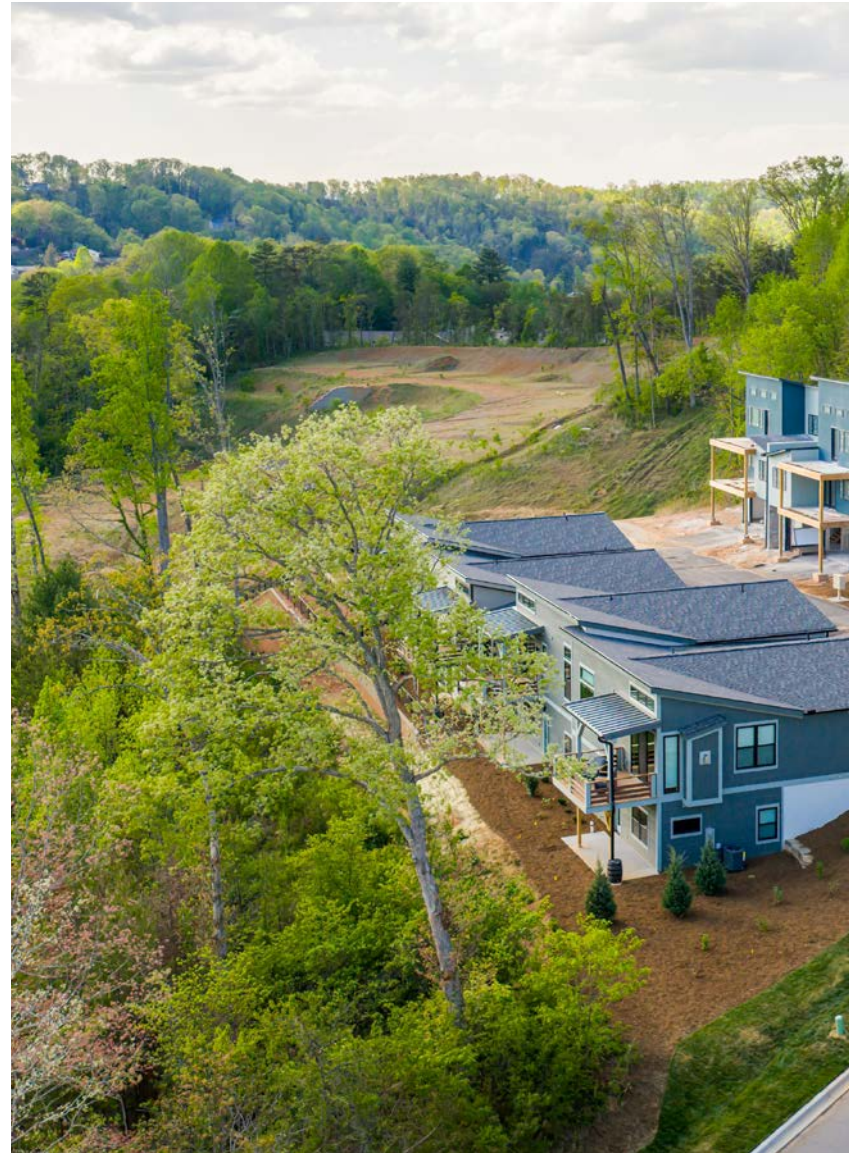
Community & *Private Park*

THE REYNOLDS MOUNTAIN DIFFERENCE

Over 7 Acres of *Private Green Space*

While most townhome communities pack homes onto every available square foot, Reynolds Mountain Villas are nestled within over 7 acres of green space — including a fenced dog park with benches, a network of mulched trails connecting all three residential areas to the park and down to Reynolds Village, and an active reforestation program restoring the mountain's native canopy.

- Over 7 acres of green space including dog park and walking trails
- 75%+ of the community remains open green space
- 42 villas across 9.54 total acres — only 11.22% building coverage
- Designed landscape by Jason & Julie Gilliland / Site Design Studios + Terra Firma (site engineering)
- Walking trails, seating areas, mountain overlooks
- Beaverdam Creek Greenway at the base of Reynolds Mountain (planned, funded, in-progress)
- Reynolds Mountain community: 250+ acres, 200+ homes, established premier community





NORTH ASHEVILLE

GROCERY STORES

- 1 Ingles Markets 915 Merrimon Ave
- 2 Fresh Market 944 Merrimon Ave
- 3 Harris Teeter 136 Merrimon Ave
- 4 Trader Joe's 120 Merrimon Ave
- 5 Greenlife (Whole Foods) 70 Merrimon Ave

GOLF NEARBY:

- 2.3 Miles to Country Club of Asheville Golf
- 3.5 Miles to Grove Park Inn and Golf Course
- 7.7 Miles to Reems Creek Golf Club



RESTAURANTS

- 6 Moe's Original BBQ 72 Weaverville Rd
- 7 The Madness 1020 Merrimon Ave
- 8 828 Pizza 946 Merrimon Ave
- 9 Asheville Pizza and Brewing Co. 675 Merrimon Ave
- 10 Vinnie's Neighborhood Italian 641 Merrimon Ave
- 11 Zen Sushi 640 Merrimon Ave
- 12 Luella's BBQ 501 Merrimon Ave
- 13 Homegrown 371 Merrimon Ave
- 14 Plant Vegan Restaurant 165 Merrimon Ave
- 15 Joey's Bagels 707 Merrimon Ave
- 16 Quench Wine Bistro 60 N Merrimon Ave
- 17 Village Porch 51 N Merrimon Ave
- 18 Saffron India Barrel House 1459 Merrimon Ave

CHURCHES & SYNAGOGUES

- 19 North Asheville Baptist Church 20 Reynolds Mountain Blvd
- 20 St Eugene Catholic Church 72 Culvern St
- 21 Grace Episcopal Church 871 Merrimon Ave
- 22 Grace Covenant Presbyterian 789 Merrimon Ave
- 23 Beth Israel Synagogue 229 Murdock Ave
- 24 Beth Ha-Tephila Congregation 43 N Liberty St

POINTS OF INTEREST DISTANCE FROM REYNOLDS MOUNTAIN VILLAS

- 0.3 miles to YMCA of Western North Carolina
- 4 miles to historic downtown Asheville
- 5 miles to downtown Weaverville
- 7 miles to Biltmore Estate
- 10 miles to Blue Ridge Parkway Visitor Center
- 17.5 miles to Asheville Regional Airport
- 27 miles to Hatley Pointe Ski Resort
- 40 miles to TN
- 3-minute walk to Reynolds Village Pedestrian Mall





Site Map



LEGEND

- # The Laurel
- # The Chestnut
- # The Dogwood
- # The Poplar

The Summit Collection:

- Phase 1

The Meadow Collection:

- Phase 2, Now Accepting Reservations — Summer 2026 Construction

Park amenity area:

- Over 7 acres of green space
- Dog park, walking trails, seating areas, mountain overlooks

Standard *Features*



Kitchen Living

- Appliances: KitchenAid Stainless Steel
- 36" Counter-depth French Door Refrigerator
- 30" Slide-in dual fuel Gas Range
- 30" Wall-Mounted Chimney Style Range Hood
- Dishwasher with the third rack
- Sharp Microwave Drawer



Bath & Comfort

- Engineered Wood Flooring
 - 6 1/2" width or other width
 - Oak or Hickory
- Tile on bathroom floors and shower walls
- Heated Floors in Primary Bathroom
- 8 ft Cabinets
 - Shaker Style
 - Full Overlay
 - Soft-Close
 - Painted
 - Undercounter Lighting
- All Countertops: Level 1 Quartz
- Plumbing
 - Under-mount sinks in bathrooms
 - Pedestal Sink in powder room
 - Under-mount sink in kitchen: single bowl composite or stainless steel
 - Moen or Delta plumbing fixtures selection finish



Structure & Systems

- Decorative Light Fixtures – finish options available
 - Pendants in the kitchen
 - Sconces in bathrooms
 - Semi-flush mounts in bedrooms
- Recessed Lighting throughout
- Gas fireplace with timber mantle
- Melamine closet system in all closets
- Radon Mitigation System
- NAVIAN tankless gas hot water heater
- TRANE heat pump
- 2 x 6 Exterior walls with spray foam insulation on the roof and deck foundation

Note: Standard features are for The Summit Collection. Summit Collection and Meadow Collection share the same Buchanan build quality — finish level is the differentiator between the two



Upgrade Options



Bath & Comfort

- Tile Options
 - Tier 2 tile
 - Tier 3 tile
 - Tier 2 kitchen backsplash tile
 - Tier 3 kitchen backsplash tile



Kitchen Living

- Appliances
 - Bosch appliance package
 - Thermador appliance package
 - Thermador induction range package
- Cabinet and Plumbing Fixture Options
 - Stained cabinets
 - Glass in upper cabinets (includes lighting in cabinet)
 - Wood slab with vessel sink in powder room
 - Farm sink in the kitchen (composite or stainless)
 - Kitchen faucet pro model (finish options available)
- Countertop Options
 - Tier 2 quartz
 - Tier 3 quartz
 - Thicken countertops to 2 inches



Structure & Systems

- Architectural Features
 - Private elevator
 - Ceiling beams
 - Accent walls
 - Epoxy garage flooring
 - Screen system on front porch (Dogwood & Poplar floor plans only)
 - Change to upper floor layout (Laurel only)
 - Fireplace tile surround
 - Upgrade wet bar with undercounter refrigerator (Dogwood only)
- Lighting
 - Ceiling fans with light kit in bedrooms
 - Decora light switches
 - Decora dimmers

**Additional upgrades available. Prices can change due to increase in material costs*

Note: Still time to customize — select your finishes before move-in



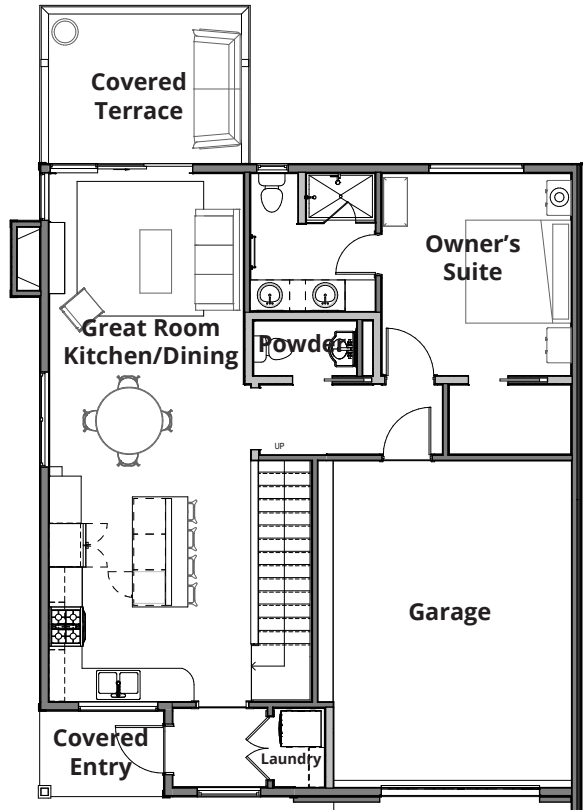


The *Laurel*

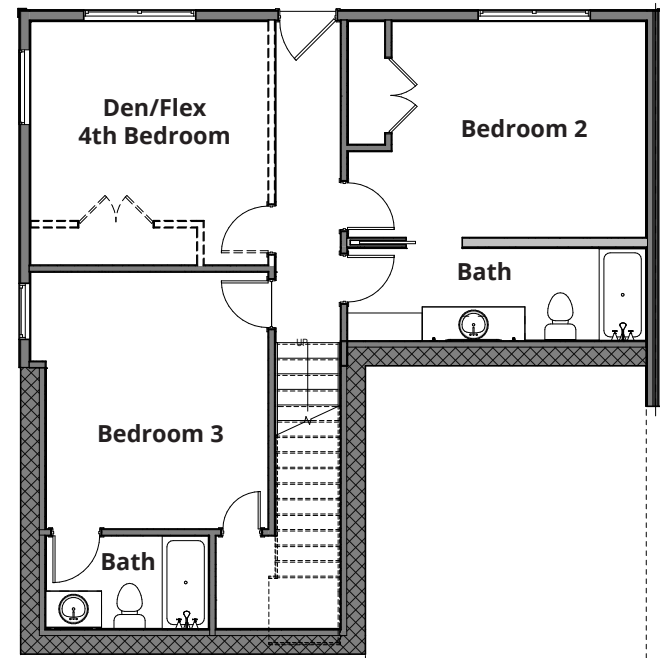
3-4 Bedrooms

3 Baths + 1 Half Bath

Heated Square Feet: 1,852 sq ft



Main Level
977 sq ft.



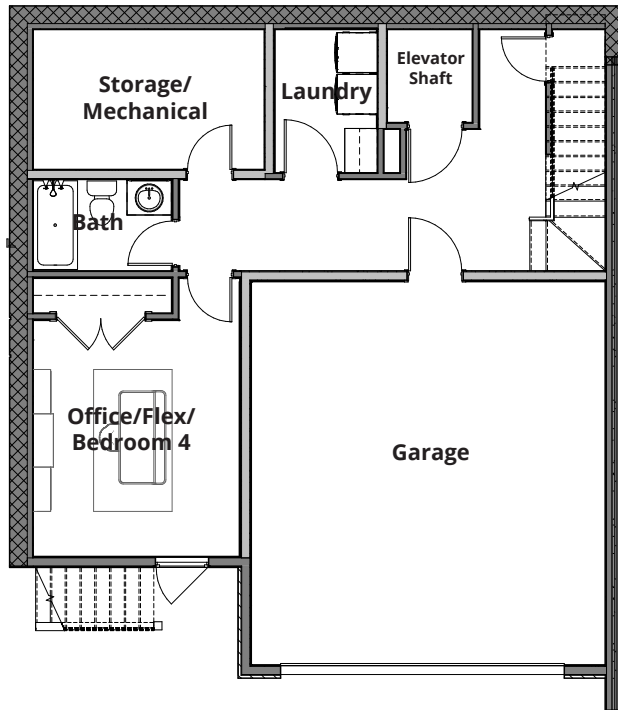
Terrace Level
875 sq ft.

The *Dogwood*

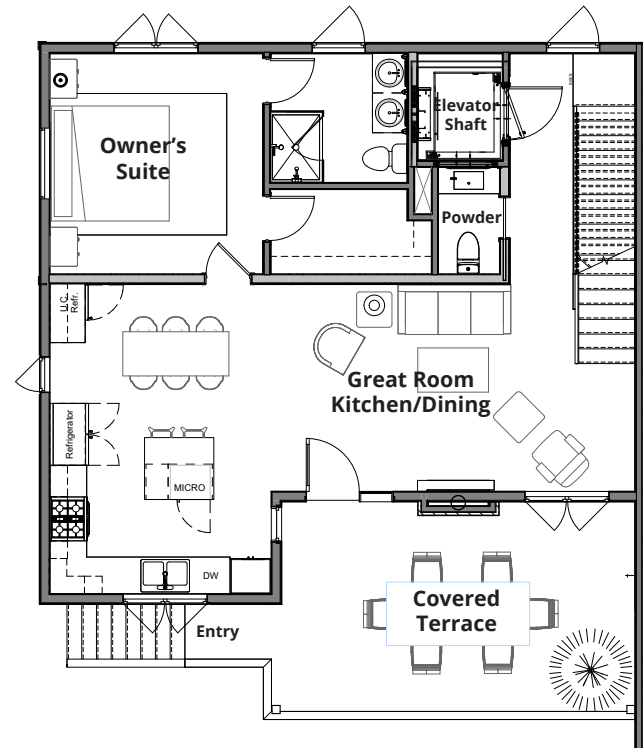
4 Bedrooms

3 Baths + 1 Half Bath

Heated Square Feet: 2,251 sq ft



Terrace Level
675 sq ft.



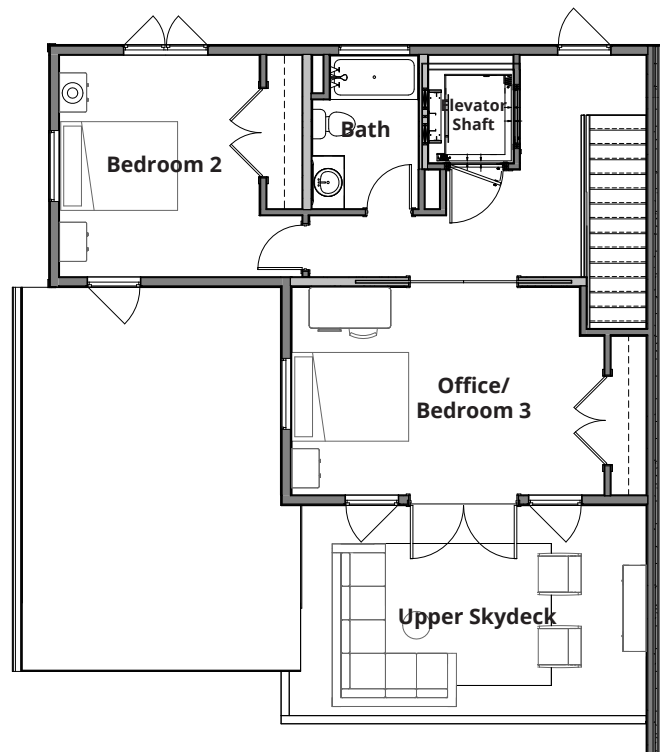
Main Level
908 sq ft.

The *Dogwood*

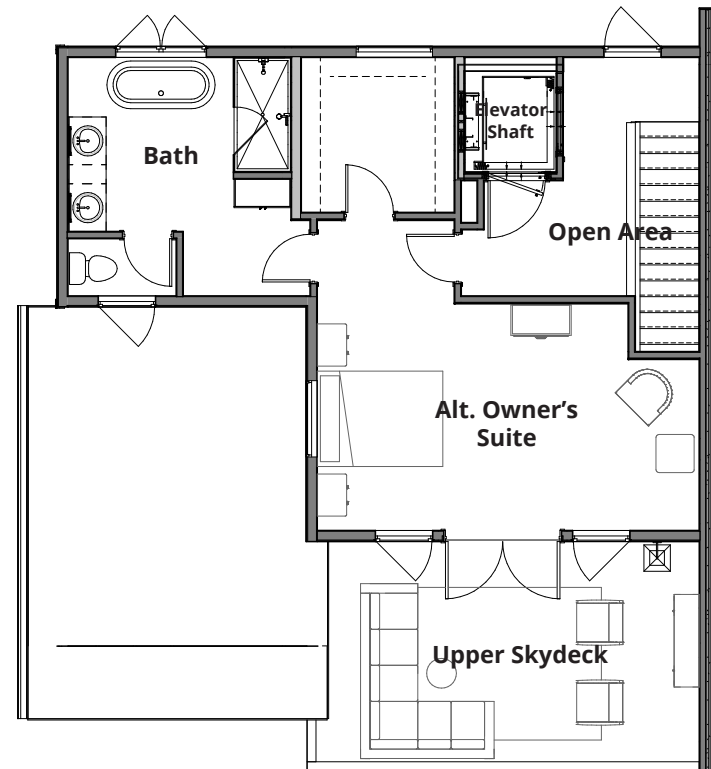
4 Bedrooms

3 Baths + 1 Half Bath

Heated Square Feet: 2,251 sq ft



Upper Level
668 sq ft.



Upper Level (Alternate)
668 sq ft.

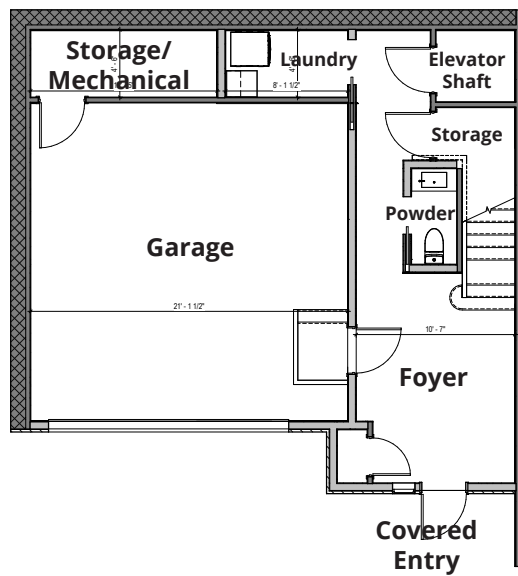


The Poplar

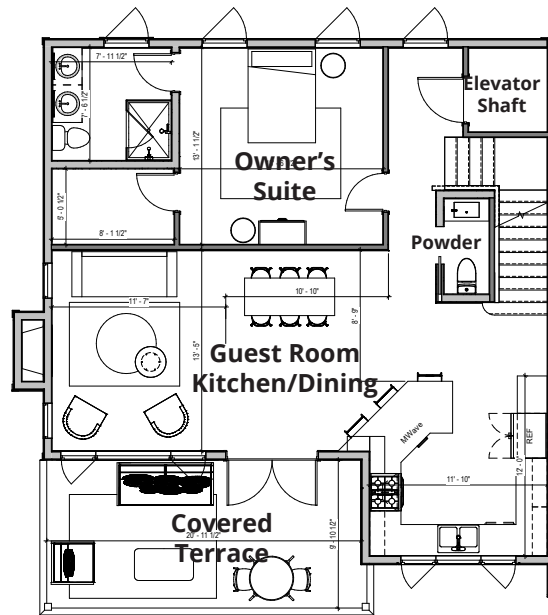
4 Bedrooms

3 Baths + 2 Half Baths

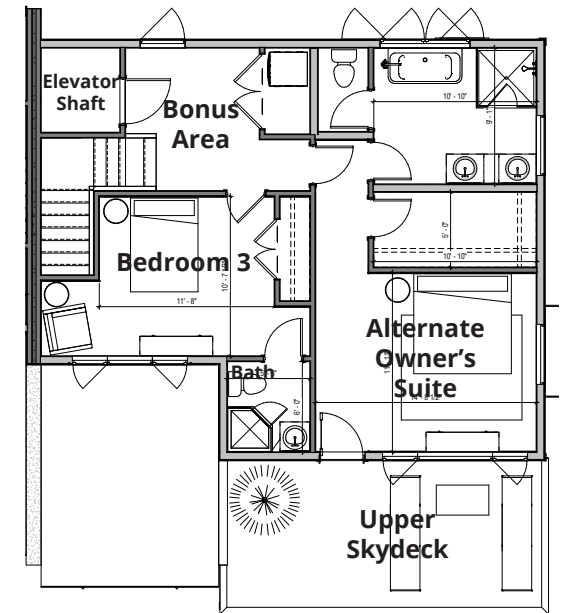
Heated Square Feet: 2,146 sq ft



Terrace Level
365 sq ft.



Great Room
971 sq ft.



Upper Level (Alternate)
810 sq ft.

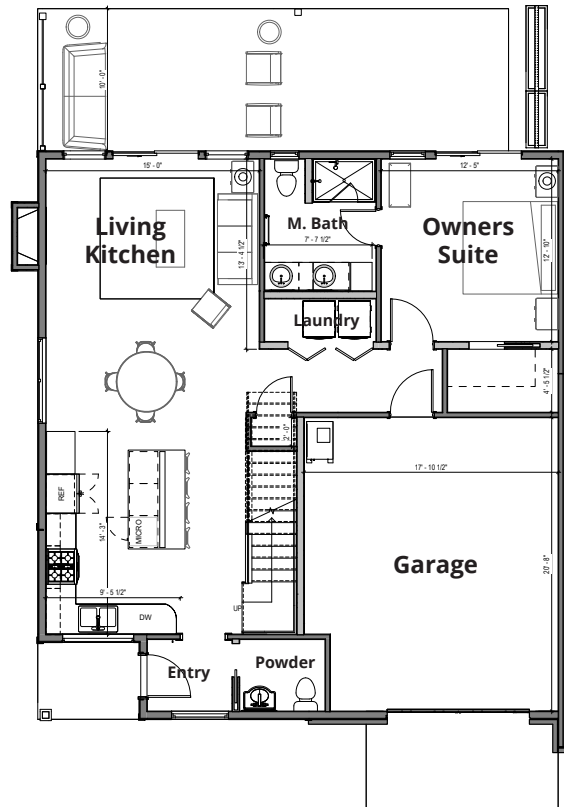


The Chestnut

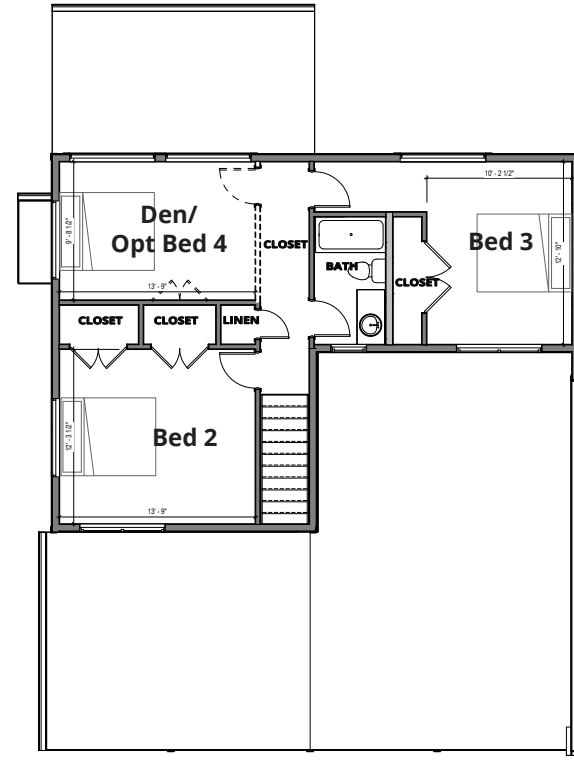
3-4 Bedrooms

2 Baths + 1 Half Bath

Heated Square Feet: 1,695 sq ft



First Floor
1000 sq ft.



Upper Level
695 sq ft.

Frequently Asked *Questions*

Q: How much are the HOA dues, and what do they cover?

A: The current anticipated monthly HOA dues are \$430 per unit. These dues cover all exterior building maintenance (including roofs, siding, and landscaping), management costs, common area upkeep, termite protection, street lights, road maintenance, snow removal, and stormwater management. Over 50% of HOA fees include contributions to a reserve fund for full replacement of major components.

Q: How is the Reserve portion of the HOA dues calculated and what does it cover?

A: The reserve portion is projected from a “Full” Reserve Study in our first project, Asheville Terraces. The reserves cover major repairs/replacements. The Reserve fund benefits homeowners by avoiding surprise costs, enabling informed decisions, saving money long-term through timely maintenance, protecting property values, ensuring fair cost distribution across owners, and reducing special assessment risks.

Q: What warranty is being offered?

A: Quality Builder’s Warranty premier 10-year protection plan is included.

Q: What is the pet policy?

A: Preliminary covenants and restrictions currently do not restrict the breed or number of pets per household, but they do address nuisance/barking dogs and disposing of pet waste properly.

Q: Where is the nearest hospital?

A: Mission Hospital is located 6.3 miles away.

Q: What is the tax rate?

A: Reynolds Mountain Villas pays Buncombe County, Town of Woodfin, and Woodfin fire taxes. Contact Alec Cantley for current rate breakdown.

Q: What are the utilities?

A: Duke (Electricity), Enbridge (Natural Gas), Town of Woodfin (Water, Sewer, and Trash), Charter Spectrum or AT&T (Internet and TV).



LIFESTYLE

You didn't move to the mountains to spend your weekends on *maintenance*

Reynolds Mountain Villas exist for one reason: to give you the full Blue Ridge mountain life without trading it for a to-do list. HOA-maintained exteriors, panoramic west-facing views, and 10 minutes to one of America's most celebrated cities. This is what lock-and-leave luxury actually looks like.

- Full-service HOA covers all exterior maintenance, roofs, siding, landscaping, snow removal, road maintenance
- Travel freely knowing your villa is cared for
- Perfect for second homes, seasonal residents, and active lifestyles
- Asheville Regional Airport: 17.5 miles, 20+ nonstop destinations



Alec Cantley

Global Real Estate Advisor

828.333.9521

alec@aleccantley.com

- Premier Sotheby's International Realty
- \$170M+ career sales, consistently top 10 in Western NC
- Featured in Travel + Leisure, Robb Report, Business Insider
- Background in construction — speaks credibly to build quality
- Sotheby's global network: access to luxury buyers worldwide





604

About *Buchanan Construction*



WHY BUCHANAN

The best craftsmen in WNC —
on every villa

When Harold Kessler chose a builder for Reynolds Mountain Villas, the decision came down to one thing: who knows the best craftsmen in Western North Carolina, and can they deploy them at scale? Buchanan Construction was the only answer.

- All local. All experienced.
- 30+ years building luxury homes in Western North Carolina
- Award-winning: Parade of Homes featured builder
- Quality construction from the ground up — Structural steel, energy-efficient systems, premium materials
- 10-year QBW Premier Protection Plan warranty on every unit

REYNOLDS MOUNTAIN VILLAS

ASHEVILLE, NC

Your address on the mountain, at every stage

EXCLUSIVELY LISTED BY

Alec Cantley

828.333.9521
alec@aleccantley.com



SCAN FOR WEBSITE

Premier | Sotheby's
INTERNATIONAL REALTY

PremierSothebysRealty.com

© 2026 Sotheby's International Realty. All Rights Reserved. The Sotheby's International Realty® trademark is licensed and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. All offerings are subject to errors, omissions, changes including price or withdrawal without notice.

