

## Commonly Asked Questions



828/884-4430  
www.gladehomes.com

**Q: How long does it take to build a Glade Home?**

A: Once construction has begun, it will take approximately six months. Your sales agent will notify you of an expected closing date. Your agent will also notify you if weather conditions delay construction.

**Q: How much deposit do we need to buy and when must we provide it?**

A: A five percent deposit is required at the time of contract, and it is held in escrow by Prudential Beacon Realty in Hendersonville.

**Q: What warranties come with the home?**

A: Glade Homes provide a 1 (one) year guarantee on the home. Appliances have their own warranty with the supplier. An additional home warranty is provided for the homebuyer to cover major structural defects for 10 (ten) years. Details are available for review from your agent.

**Q: Will glade homes personalize my home?**

A: Yes! Your agent can discuss the details with you.

**Q: Are pets allowed?**

A: Yes! Two domestic animals not to exceed 90 pounds total



**Q: Is there an association we must belong to?**

A: Yes.

**Q: Is lawn care and road maintenance included in our association fee?**

A: Roads are maintained by the city. Lawn maintenance is provided by the Home Owners Association (HOA).

**Q: Can we fence our yard?**

A: Single family home owners may request approval from the HOA. Town homes and condominiums may not be fenced.

**Q: What are the monthly association fees?**

A: The Home Owners Association fees are \$110 per month for the town homes, \$80 per month for the villas and \$105 for the condominiums.

**Q: What are the property tax rates?**

A: The Transylvania County tax rate is: \$0.54 per \$100 of assessed valuation for 2005. The estimated rate for the City of Brevard is \$0.495 per \$100 of assessed valuation.

**Q: Does Glade Homes offer any financing?**

A: By working closely with several local lenders we can make certain you get a competitive rate, and excellent service. Glade Homes does not directly offer financing.

**Q: What is considered standard with each home?**

A: Please refer to the specification sheet for this information. Many personal choices are available to view at our Galleria Selections at Beacon Commons in Hendersonville. Such choices include hardwood floors, skylights, kitchen cabinets, and appliances. Also available are wall paint colors, decks, and gas fireplaces.

**Q: What utilities does this development have?**

A: In addition to city water, city sewer, cable tv, and telephone, DSL is also available.

**Q: What school districts is Downing Park in?**

A: Brevard Elementary, Brevard Middle School and Brevard High School; however, one may apply to the school board to send one's child to any school provided there is space available; however, bus transportation will not be provided outside of one's district.

**Q: What are the building specifications for a Glade Home?**

A: Please refer to the building specification sheet.

**Q: Where is the nearest hospital?**

A: Transylvania Hospital is located just three miles from Downing Park, on Hospital Road, across from the Straus Park entrance.

**Q: Where is the nearest fire station?**

A: The Brevard Volunteer Fire Department is located one-half mile from Downing Park, at 151 West Main Street at the corner of Broad and Morgan.

**Q: Where are the nearest banks?**

A: There are several major banks within two miles that include, but not limited to: United Community Bank, First Citizens, Macon Bank, Wachovia, just to mention a few.

**Q: Where are the nearest grocery stores?**

A: Ingles and Food Lion are within two miles, Bi-Lo is within five miles

**Q: Where are the nearest colleges?**

A: Brevard College and Blue Ridge Community College are within two miles.

**Q: Where is the library?**

A: A new library is a being built just one half mile from Downing Park

**Q: Where is the nearest airport?**

A: The nearest airport is the Asheville Regional Airport located at Hwy 280 and I-26, only 25 minutes from Brevard. Other airport locations are the Greenville/Spartanburg, SC airport, approximately 1:30 from Brevard, and the Atlanta, GA airport, approximately 3 hours away.

**Q: Where is the nearest gym?**

A: The Brevard Racquet Club has a fitness center as well as a swimming pool and tennis courts. It is one-half mile away. Another facility, the Fitness Center, is within walking distance

**Other important locations:**

**Downtown Asheville is forty-five minutes away.**

**Hendersonville is thirty minutes away.**

**Charlotte, NC is two-and-a-half hours way.**

**The Brevard Music Center is just outside of town.**

**The entrance to the Pisgah National Forest is five miles away.**