

Spring 2009

Dear Friends:

2008 was a slow year in the High Country real estate world. Overall sales volume declined, but prices have remained firm. Several of the local banks did not take any TARP money. They are well capitalized and ready to loan money to qualified borrowers, just as they have in the past. These banks include First Citizens Bank, Mountain Community Bank, and Piedmont Federal Savings Bank. Low mortgage rates and growing confidence in the market should result in a busy summer sales season. Building contractors are available and looking for work. This is a great time to buy some land and build a house!

The Baker Realty Group is pleased to announce the opening of Linville Oaks, a new gated enclave in Linville. There are only 17 lots; each one has a spectacular Grandfather Mountain view. The roads are paved, there are underground utilities, the driveways are roughed in, and the building sites located. The building site elevations range from 4030' to 4375'. The top lots adjoin a state park conservancy, so there's plenty of room to roam and hike. The lots range in size from 1.2 to 3.2 acres, with prices starting at \$159,500. This pretty area will have the look and feel of old Linville. It's less than 5 minutes to the Linville post office, hospital, restaurants, and shopping. It's private, quiet, and cool, the ideal combination for a mountain home. The experienced developer will be glad to build your home for you, or provide you with house plans for your selection, if you desire. It's an elegant enclave with a great location! Please go to our website, [www.bakerrealtync.com](http://www.bakerrealtync.com), for photographs and more information.

Our residential selection of Linville Ridge properties offers an excellent selection of homes, a townhouse, and a condo. The residences range in size from 3 to 8 bedrooms, and are of excellent quality. They have beautiful hardwood floors, gourmet kitchens with granite tops and stainless appliances, big decks, stone fireplaces, cathedral ceilings, lots of glass, spacious master suites and baths. There is a great lot in Linville Ridge with a ridge-top location. Its views stretch both east and west, which is very unique and special. This 6 acre lot is nearly level and has the circular driveway roughed in. Enjoy the eastern view in the morning, with the soft sunrise over Grandfather. The western view has endless mountain ranges and valley vista views, with fiery sunsets as a bonus.

Please take a look at the enclosed brochure for further details on these listings. Also visit our website: [www.bakerrealtync.com](http://www.bakerrealtync.com) for additional photos and information. Thank you for your continuing interest in these cool and beautiful Blue Ridge Mountains!

The Baker Realty Group  
Barbara Baker and Ray Beahn

