

# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

379 SWEET FERN WAY



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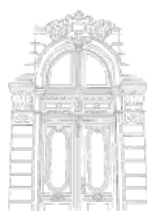
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Mountain Elegance with a casual comfort vibe describes this haven masterpiece in Balsam Mountain Preserve (BMP). Expansive views of the Blue Ridge Mountains are unparalleled. Added bonus: the home backs up to protected land. The well-appointed interior, with attention to detail throughout, is being sold fully furnished/Turnkey. Delights include alfresco living at its finest, multiple fireplaces (wood burning & gas), meticulously crafted built-ins, chef's grand gourmet kitchen featuring a LaCanche range w/6 burners, 2 ovens (1 electric, 1 gas), Sub-Zero Refrigerator, quartz island, a primary suite on main, home offices, an elevator, a library, sleeping porch, chemical free HydroWorx therapy pool w/treadmill & swim jet, media room, surround sound & other confidential charms to be revealed to the new owners. BMP club membership is available offering a championship Arnold Palmer Signature Golf Course, Equestrian & Hiking Trails, Wellness/Fitness/Tennis Center & Restaurants.

Prix : \$4,950,000.00 USD



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