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### Real Estate

## Vance Gap Forest offers great views and convenience

by [Carole Terrell](#), [CTERRELL@CITIZEN-TIMES.COM](mailto:CTERRELL@CITIZEN-TIMES.COM)  
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ASHEVILLE — Peter Brower tries to preserve every tree possible when working on a new project. He says in some cases he has built porches around 100-year-old trees.

“Many developers go in and totally level the site,” Brower said. “Here in the mountains, there has to be a balance. The client wants a view, so some trees have to be removed to open vistas up. It is also more costly to develop land this way, but I feel strongly that preservation of the land is more important.”

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Brower grew up adjacent to a large forest and spent hours playing among the trees. He has been developing land for 39 years. He bought and subdivided more than 15,000 acres, primarily in



credit: Carole Terrell, [CTERRELL@CITIZEN-TIMES.COM](mailto:CTERRELL@CITIZEN-TIMES.COM)

Peter Brower stands in front of the site map for Vance Gap Forest, a new community off Town Mountain Road with 10 secluded home sites.

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area, and three have been sold. The location provides privacy as well as long-range views. Brower has incorporated stone pillars, street lamps and elegant signage in his design. Paved roads are in place, and all utilities are underground. The lots are protected by covenants, restrictions and design guidelines, but there are no requirements as to when site owners must build. "However, we are offering incentives to an end-user or builder looking to build within a specified time frame," Brower said.

Most people aren't aware of Vance Gap Forest because off-site signage is not allowed. The area gives you the feel of mountain living, but College Street is only a few minutes away. The largest of the lots is 2.44 acres, and some lots are zoned for two buildings to allow for a guesthouse or artist studio on the property. Most lots are fairly level.

One of the first owners is Peter Ellis, of Newport, near Morehead City. He discovered Vance Gap Forest through his Realtor and says his aim is to retire to Asheville. "I love it," said Ellis. "Asheville is a wonderful place with terrific culture and ambience. It was fortunate for us to come across that property that is so near to the downtown area."

"Owning a piece of land is something very special," Brower said. "For many, finding that perfect piece of land is a life goal and ultimate quest. We take great pride in making that dream and vision a reality."



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Maine, New Hampshire and Vermont, before coming to Western North Carolina six years ago. His current projects are Vance Gap Forest in Asheville and The Boulders at Stoney Mountain in Hendersonville.

"I love hiking," Brower said. "When I look at a piece of land, I hike over it numerous times before I even buy it."

Vance Gap Forest is a community of 10 home sites in the Town Mountain

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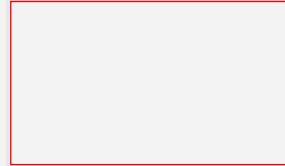
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