

BERKSHIRE HATHAWAY HOMESERVICES

MOUNTAIN TIME

SUMMER 2026

IN THE SMOKYS



Endless Summer
in the Smokys

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GREAT SMOKYS
REALTY

MOUNTAIN TIME

IN THE SMOKYS | SUMMER 2026



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Western North
Carolina's Premier
Real Estate team



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Dear Readers,

There's a reason summer feels a little different in the Smokies. Perhaps it's the cool mountain mornings, afternoons spent on the water, evenings filled with live music and community gatherings, or sunsets that stretch across the ridgelines in brilliant shades of gold and pink. Whatever the reason, summer in Western North Carolina has a way of making us want to linger a little longer.

In this issue, we celebrate the season with our guide to an Endless Summer in the Smokies. Explore remarkable mountain homes, discover favorite local adventures, chase unforgettable sunsets, and find inspiration for making the most of the months ahead. We also take a closer look at the communities that shape our region through Market IQ county snapshots, share seasonal home maintenance tips, and spotlight the people, places, and traditions that make mountain living so special.

Whether you're enjoying a weekend getaway, searching for your dream mountain home, or simply soaking in all that Western North Carolina has to offer, we hope these pages inspire you to savor every sunny day, warm evening, and memorable moment still to come.

Enjoy the issue!



Anette Chrisley Christy Mitchell Jan Newsome Dani Miner Renee Dietz
Jaclyn Reiselt Jay Spiro Hope Reagan Gene Strickland Kelli Wallace

Market IQ

WNC County Snapshots

Every mountain county has its own character, history, and lifestyle. In this edition of Market IQ, we highlight the data behind the places we call home, with county-by-county snapshots of key statistics including population, climate, elevation, public lands, and community resources. To learn more about local market trends or request a complimentary home evaluation, connect with one of our associates.



Swain County



Population:
14,207



County Size:
528 sq.
miles

Drive to Asheville:
1 hr 10 min



Hospitals:
1



Average January
Temperature:
37°F

Average July
Temperature:
73°F



Average Annual
Snowfall:
8 inches



Public Land/
National Forest:
84%



Highest
Elevation:
6,643 ft
(Kuwohi)

Macon County



Population:
37,922



County Size:
516 sq.
miles



Drive to Asheville:
1 hr 20 min

Drive to Atlanta:
2 hr 25 min



Hospitals:
1
(Angel Medical
Center)



Average January
Temperature:
39°F

Average July
Temperature:
74°F



Average Annual
Snowfall:
8 inches



Public Land/
National Forest:
46%
(primarily Nantahala
National Forest)



Highest
Elevation:
5,499 ft
(Standing Indian
Mountain)

Jackson County



Population:

44,128



County Size:

491

sq. miles



Drive to Asheville:

55 min

Drive to Atlanta:

2 hr 30 min



Hospitals:

1



Average January
Temperature:

39°F

Average July
Temperature:

75°F



Average Annual
Snowfall:

11 inches



Public Land/
National Forest:

50%



Highest Elevation:

6,410 ft

(Richland Balsam)

Haywood County



Population:

63,442



County Size:

554

sq. miles



Drive to Asheville:

35 min

Drive to Atlanta:

2 hr 45 min



Hospitals:

1



Average January
Temperature:

38°F

Average July
Temperature:

72°F



Average Annual
Snowfall:

12 inches



Public Land/
National Forest:

37%



Highest Elevation:

6,621 ft

(Mount Guyot)

Transylvania County



Population:

35,543



County Size:

381

sq. miles



Drive to Asheville:

40 min

Drive to Atlanta:

2 hr 45 min



Hospitals:

1



Average January
Temperature:

39°F

Average July
Temperature:

74°F



Average Annual
Snowfall:

10 inches



Public Land/
National Forest:

50%



Highest Elevation:

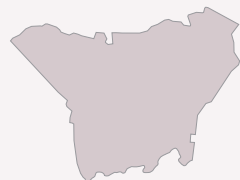
6,025 ft

(Chesnut Knob)

Henderson County



Population:
122,421



County Size:
375 sq.
miles



Drive to Asheville:
30 min

Drive to Atlanta:
3 hrs



Hospitals:
2



Average January
Temperature:
41°F
Average July
Temperature:
76°F



Average Annual
Snowfall:
8 inches



Public Land/
National Forest:
12%



Highest Elevation:
5,278 ft
(Little Pisgah Mountain)

Buncombe County



Population:
279,476



County Size:
656 sq.
miles



Drive to Atlanta:
3 hr 30 min



Hospitals:
2



Average January
Temperature:
40°F
Average July
Temperature:
77°F



Average Annual
Snowfall:
10 inches



Public Land/
National Forest:
18%



Highest Elevation:
6,377 ft
(Potato Knob)

Madison County



Population:
22,037



County Size:
451 sq.
miles



Drive to Asheville:
35 min

Drive to Atlanta:
3 hr 15 min



Emergency Medical
Facility: Madison Health
(critical access facility)



Average January
Temperature:
37°F
Average July
Temperature:
73°F



Average Annual
Snowfall:
12 inches



Public Land/
National Forest:
24%



Highest Elevation:
5,516 ft
(Big Bald)

Sources:

- NC Office of State Budget & Management (2024 population estimates), U.S. Census Bureau American Community Survey 2020–2024, U.S. Forest Service, National Park Service, U.S. Geological Survey, NOAA Climate Normals, NC DHHS hospital directory, and county GIS departments.
- Public Land / National Forest % includes national forest, national park, and other protected federal lands where applicable.
- Drive times are estimated from each county seat to downtown Asheville and downtown Atlanta under normal traffic conditions.
- Veteran counts are derived from American Community Survey estimates.

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And so should your next agent. When you're ready to meet a local expert with global connections, you're ready to meet your network Forever AgentSM. Get to know yours today at www.bhhsgreatsmokysrealty.com



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1391 Hwy 19 W Bryson City, NC 28713

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Out & About in WNC

Our agents were out and about this summer and through early fall! From helping build communities up through service to celebrating with clients, below are a few fun highlights to share from our "Company News Feed."



The Scoop from
Jay Spiro

#ServiceAboveSelf

The Rotary Club of Sylva continues to bring together community leaders, entrepreneurs, and changemakers who are making a difference across Western North Carolina. The club recently welcomed Matt King of Blue Ridge Bootleg Coffee for an engaging presentation on his unique journey through country music, coffee roasting, and ultimately returning home to the mountains he loves. Matt shared how his passion for the Blue Ridge Mountains inspires both his craft and his business, blending creativity, tradition, and community in every cup.



* Photo by Rotary Club of Sylva



Highlights from Hope Reagan Cherokee/Clay Counties Senior Games

From 50 to 85 years young, these athletes are redefining what strong, fast and unstoppable look like. Proof that the finish line has no age limit—only determination! Hope's times below:

- 1500 Power Walk - 10:02 - Gold in age group
- 5K Power Walk - 35:41 - Gold in age group
- 5K Road Race - 30:55 - Gold in age group
- 10K Road Race - 1:05:00 - Gold in age group



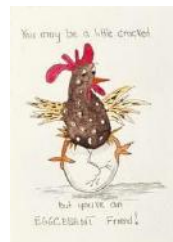
Community Updates Anette Chrisley

Fresh from
Anette's Easel

"Weekend projects! The big one is intimidating. Needs a lot more work, but it's been relaxing and fun! Living in Western North Carolina, it's hard not to be inspired by the beauty around us—from wildflowers and songbirds to talented artists and makers who call these mountains home. Art studio tours and craft fairs throughout the region are a wonderful reminder that creativity thrives here. Be sure to check the Events section for upcoming opportunities to experience it firsthand."



"Some of my favorite people call me their Forever Agent! Such a pleasure helping this young veteran couple get into their first home! Blessings for many years ahead Harley, Skyler and Elvis!"





From the desk of Christy Mitchell

Coffee, Conversation & Continuing Education



“Continuing education is one of the best investments we can make in our business and our clients. During our recent Sylva office meeting, agents had the opportunity to hear from local appraiser David Holt, who shared valuable insights into the appraisal process and today’s market. The discussion sparked thoughtful questions and provided practical knowledge our team can put to work right away. Thank you, David, for sharing your expertise and helping us continue to learn, grow, and better serve our clients.”

Summer Update



“The first three plants are the latest additions to my ‘Real Estate Garden.’ Over the past year, I’ve started taking cuttings from the yards of homes I’ve listed or sold—especially plants I don’t already have growing at home—and giving them a new life in my own garden. I don’t collect many during the winter months lol, but I currently have a beautiful Snowball Bush cutting from a Hayesville listing propagating in the greenhouse. My hope is that years from now, I’ll be able to walk through the garden and see reminders of the wonderful families I’ve had the privilege of helping throughout the years!”



Just ask
Jan Newsome

#ForeverAgent™

Whether she's helping clients find the perfect home or supporting a local fundraiser, Jan always shows up for her community in creative and meaningful ways. Recently, she volunteered as a Blackjack dealer at Casino Night in Connestee Falls, an annual event benefiting the Connestee Falls Student Scholarship Program (CFSSP). The evening was filled with laughter, friendly competition, and a shared commitment to helping local Transylvania County students pursue their educational goals.



The CFSSP was established in 1987 with the goal of supporting students from Transylvania County, North Carolina, who face financial or academic challenges in pursuing higher education. Scholarships are awarded based on merit and financial need, ensuring that students who demonstrate potential and dedication receive assistance. The program has grown from raising \$5,000 in its first year to distributing more than \$1.2 million in scholarships to over 700 students during its 35-year history. That impact continues to grow, with an impressive \$266,000 raised in 2025.



Among the attendees were Chris and Lizann Cundall, clients Jan helped relocate from Dallas, Texas to their Connestee Falls home in July of last year. Lizann enjoyed an especially successful evening, winning \$1,600 in "funny money" and taking home a designer handbag as a raffle prize.



Getting into the spirit of the event, Jan even had her nails painted with the four classic card suit symbols—diamonds, spades, hearts, and clubs—a fun detail that perfectly complemented her role as a blackjack dealer for the evening!

A Guide to Home Maintenance BY SEASON



STARTING WITH SUMMER

Homeownership doesn't come with a manual, but it does come with seasons—and each one brings a new set of tasks that keep your home healthy, efficient, and ready for what's next. With a little planning (and maybe an iced coffee in hand), you can avoid costly repairs and keep your home in top shape year-round.

Since we're heading into warmer months, let's start where you are: summer.

Summer: Boost comfort and efficiency

Summer is the season when your home works the hardest to keep you comfortable. A little preparation prevents mid-July emergencies (the kind that test both patience and thermostats).

1. Schedule HVAC servicing

Your cooling system is about to run a marathon.

- Replace air filters every 30–60 days
- Remove leaves and debris around the outdoor unit
- Have an HVAC pro give it a full tune-up

A tuned system cools better and uses less energy—your wallet will feel the difference.

Hot Tip: Don't block vents to "save energy." All it does is increase system pressure and reduce efficiency. Leave them open and unobstructed.



2. Check and adjust your irrigation system

Your lawn and landscape need consistent watering, but not wasteful watering.

- Repair dripping lines and broken sprinkler heads
- Reset watering timers for seasonal needs
- Make sure the spray hits plants—not the sidewalk

Tiny leaks add up to gallons, and gallons add up to \$\$\$.

3. Maximize warm-weather energy efficiency

Small tweaks make a big impact during peak heat.

- Use ceiling fans counterclockwise
- Install blackout curtains or solar shades
- Add weatherstripping on drafty doors
- Switch to LED bulbs

Hot Tip: When you're home, try a thermostat setting around 78°F. It's the comfort-to-efficiency sweet spot for most households.





Fall: Prepare and protect

Fall is your prep window—the moment to button things up before winter rolls in.

4. Weatherproof windows and doors

A little sealing now means fewer drafts later.

- Add fresh caulk around window frames
- Replace or install new weatherstripping
- Test for leaks (hold a candle near the frame and watch the flame)

Simple, slightly old-school, but surprisingly effective.

5. Schedule fireplace and chimney service

Before the first cozy fire of the season:

- Have a chimney sweep remove creosote
- Inspect the cap and flue
- Clear any nesting debris (birds are...creative)

Cleaner chimney = safer home.

6. Evaluate attic insulation and ventilation

Insulation works best when paired with proper airflow.

- Check attic insulation depth and coverage
- Seal gaps around vents and penetrations
- Ensure soffit and ridge vents aren't blocked

Winter: Safeguard and stay efficient

Winter is all about preventing damage and keeping your home warm without overspending on utilities.

7. Protect pipes from freezing

Frozen pipes can burst—and that's a repair no one enjoys.

- Insulate exposed pipes
- Open sink cabinets on very cold nights
- Let faucets drip slowly to maintain flow

If you're traveling for the holidays, don't turn your heat too low. Keep it at least 55°F.

8. Complete key safety checks

It's prime season for indoor heating, which means safety matters even more.

- Test smoke and carbon monoxide detectors
- Replace batteries
- Make sure fire extinguishers are ready and accessible
- Test GFCI outlets in kitchens, bathrooms, and garages

One of those tasks you're always glad you did.

9. Improve heating efficiency

Keep your home warm with smarter—not harder—system usage.

- Replace furnace filters regularly
- Reverse ceiling fans to clockwise
- Keep vents clear of furniture
- Use a programmable thermostat

Spring: Renew, refresh, repair

When the weather warms up again, spring becomes your reset button—a chance to clean, inspect, and start fresh.

10. Inspect your roof and exterior

Look for:

- Missing, cracked, or curling shingles
- Bent flashing
- Moss, algae, or sagging areas
- Do a walk-around of your home to check siding, trim, paint, decks, and railings for damage or rot. Catching small issues early prevents bigger repairs later.

Hot Tip: Do your roof inspection from the ground with binoculars. It's safer, faster, and lets you spot issues without hauling out a ladder.

11. Clean gutters and manage drainage

- Remove debris from gutters and downspouts
- Rinse to confirm proper flow
- Make sure downspouts direct water several feet from the foundation
- Check soil grading around your home
- A dry foundation is a happy foundation.

12. Water heater and appliance check-in

A little attention here goes a long way.

- Flush the water heater annually to remove sediment
- Check for corrosion or leaks around the tank
- Clean dryer vents to reduce fire risk
- Inspect appliance hoses for cracks or bulges

13. Start early pest prevention

Warm weather = active insects and critters.

- Seal exterior gaps
- Repair window screens
- Trim branches touching the house
- Store firewood far from exterior walls

A few early steps save you from summer pest drama.

Keep your home happy all year

Seasonal home care doesn't have to be complicated. With a simple checklist and a little consistency, your home will stay comfortable, efficient, and protected—no matter what the weather brings.

If you'd like personalized guidance or want to understand which improvements could add the most value in your specific market, reach out to your Berkshire Hathaway HomeServices network agent. They're always ready to help you make smart, confidence-building moves for every season.





Backyard BBQ

SERVING UP SUMMER

Summer is made for gathering around the grill, slowing down, and sharing great food with family and friends. This season, Anette and her husband, Robert, are firing up their new Kamado Joe and discovering just how rewarding backyard barbecue can be. From smoky flavors to simple recipes that let quality ingredients shine, here's one of their favorite ways to serve up summer.



Smoked Chicken on the Kamato Joe Or Grill of Your Choice

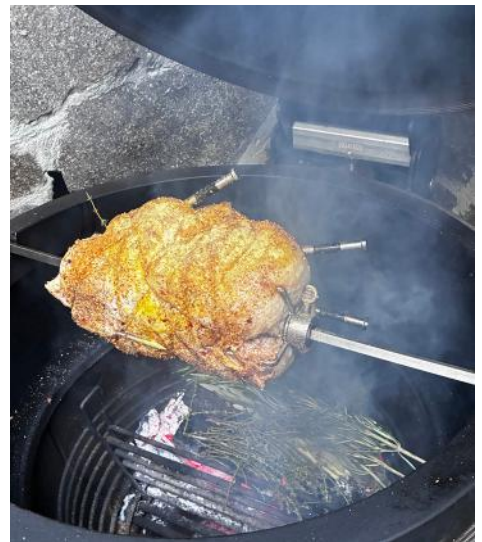
- Whole chicken
- A bundle each of fresh thyme, rosemary & sage
- Robert makes his own rub:
 - 2 tbsp salt
 - 1 tbsp chili powder
 - 1 tbsp paprika
 - 1 tbsp onion powder
 - 1 tbsp ground coriander
 - ½ tsp black pepper
 - 1 tbsp cumin

Experiment and make whatever you like to taste for the rub...this is our preference.

Put the rub on the chicken and tie it up to keep it from expanding while cooking.

Place the herbs on coals.

Once the coals are hot put the chicken in the smoker/ grill and put probe in chicken breast till it's about 165 degrees. Usually takes about an hour to cook depending on the size of the chicken.





A Front-Row Seat

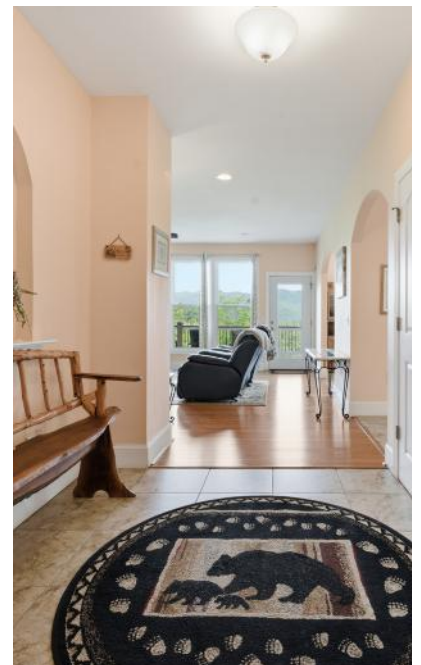


to the Smokies



580 Lookout Point, Bryson City, NC 28713 | \$799,500
2 Bedrooms + 2 Bonus Rooms! | 3 Bathrooms
2,600+ Square Feet | 4.26 Acres

[Photos & Property Details](#) | [Floor Plan](#) | [3-D Interactive Tour](#) | [Video Tour](#)
NEW! VIRTUAL STAGING!



Listing Agent: Christy Mitchell
(843) 409-1006
Christy@4Smokys.com



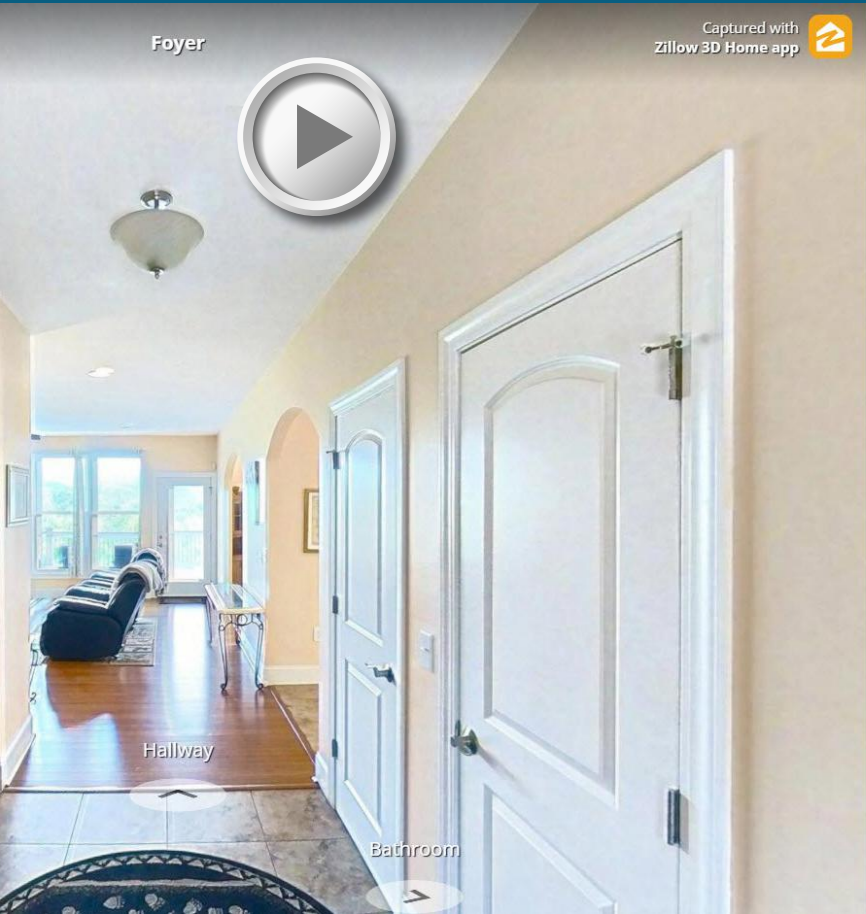
Perched at the end of a quiet cul-de-sac within the gated community of Fontana Ridge Properties, 580 Lookout Point captures some of the most breathtaking views in Bryson City. Nestled on 4.26 private acres, this custom-built mountain retreat is currently a successful vacation rental, offering the perfect blend of personal enjoyment and investment potential.

With more than 2,600 square feet of living space, the home features 2 bedrooms, 2.5 bathrooms, and 2 versatile bonus rooms ideal for additional sleeping quarters, a home office, hobby space, or media room. Furnishings are negotiable, creating an opportunity for a seamless, turnkey transition.

Expansive windows and open-concept living areas are designed to showcase the spectacular scenery from nearly every room. Enjoy sweeping long-range views of Clingmans Dome, the Road to Nowhere, the iconic white church nestled in the valley below, and clouds drifting across the Tuckasegee River against a stunning mountain backdrop.

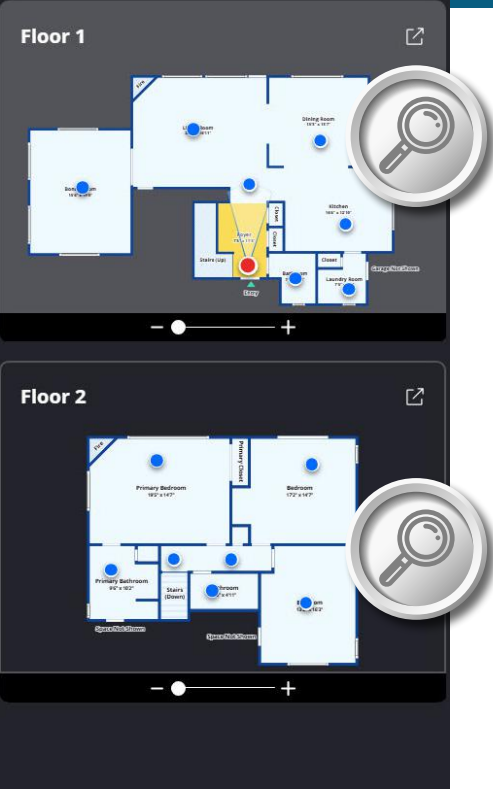
The well-appointed kitchen features granite countertops, custom cabinetry, and upgraded appliances, while the outdoor living spaces invite you to relax and take in the scenery. Unwind in the hot tub, entertain on the covered deck, or simply soak in the peace and privacy that surround you.

Whether you're searching for a private mountain getaway, a full-time residence, or an established income-producing property, 580 Lookout Point offers a rare opportunity to experience Bryson City from an unforgettable vantage point.



For sale: **\$799,500**, 2 Bedrooms, 3 Baths

Jump to a panorama by tapping on a blue dot





Adventure, Views & Income Potential

Tucked into the scenic beauty of Western North Carolina, this inviting mountain cabin offers the kind of peaceful setting people come to the mountains to find.

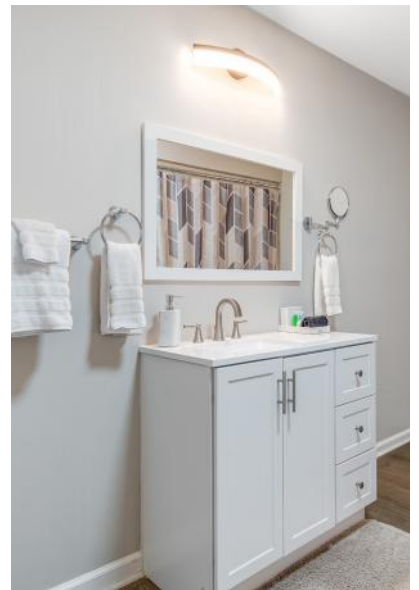


114 Johns Creek Road, Canton, NC 28716 | \$625,000
3 Bedrooms + 3 Bonus Rooms! | 3 Bathrooms
3,070 Square Feet | 0.89 Acres

Photos & Property Details | Floor Plans

Listing Agent: Christy Mitchell
(843) 409-1006 | Christy@4Smokys.com





Inside, the main level features 2 cozy bedrooms, a full bath, a newer kitchen, dining area, and a warm living room with fireplace. Upstairs, you'll find another bedroom, 3 bonus rooms, and 2 full baths, giving plenty of space for guests and gatherings.

The lower level is made for fun and relaxation with a game room, pool table, foosball, and a comfy TV area, creating even more room to spread out and enjoy. Outside, take in the mountain views and the peaceful pastureland below, then unwind around the firepit after a day of exploring.

Located in the Cruso area, just 15 minutes from Waynesville, 12 minutes to the Blue Ridge Parkway, and close to the Pigeon River, hiking, and fishing spots, this property blends mountain charm with convenient access to outdoor adventure. Strong short-term rental history with \$60,000 gross in 2025.

FLOOR PLANS

View Interactive
Floor Plans





Stunning Mountain Views & Lake Days

MLS #: 4279274

236 Valleyview Drive, Topton, NC 28781 | \$424,900

2 Bed, 2 Bath | 1,170 Sq Ft | 1.34 Acres

Listing Agent: Jaclyn Reiselt

(843) 263-3888 | jaclyn@4smokys.com







Live the mountain-lake lifestyle just minutes from scenic Nantahala Lake! Located in peaceful Whispering Springs Estate, this well-cared-for home offers a perfect blend of comfort, views, and location - ideal as a full-time residence, second home, or peaceful escape. Less than 2 miles from Nantahala Lake and the Nantahala Wedding & Event Center, it also offers great potential for guests or rental income.

Inside, the home features unique tile from Mexico, and outside, recent tree clearing has opened up gorgeous long-range mountain views you can enjoy from two covered porches. A full unfinished daylight basement with over 800 sq. ft. offers endless potential for added living space, a workshop, or storage.

With the marina just minutes away, you'll have easy access to boating, fishing, kayaking, and all the recreation Nantahala Lake offers. Surrounded by hiking trails, natural beauty, and quiet mountain roads, this property is a true retreat in the heart of Western North Carolina. Short-term rentals are allowed!

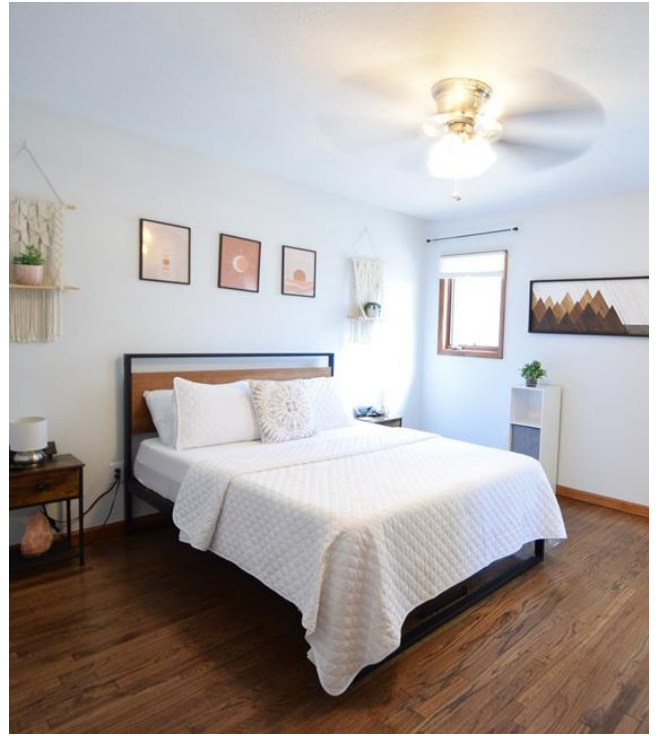




Country Charm, Mountain Views & Endless Possibilities

133 Ambria Drive, Waynesville, NC 28785 | \$425,000

2 Bedrooms | 3 Bathrooms | 1,872 Square Feet | 1.52 Acres | [Property Website](#)



Nestled in the heart of the mountains, this charming 2-bedroom, 2.5 bath home offers the perfect blend of peaceful country living and convenient access to town. Enjoy year-round mountain views from both covered and open decks...ideal for relaxing, entertaining, or simply soaking in the beauty of your surroundings.

The home features full living spaces on both the main level and in the basement, with a kitchen, bath, bedroom and laundry hook ups on each level plus a separate outside entrance to the lower level and fenced yard. This flexible layout makes it perfect for a STR opportunity, multi-generational living, or guest quarters.

With no HOA and no restrictions, you will have the freedom to truly make this property your own-whether you are looking for a full-time residence, vacation getaway, or income-producing investment. If you have been dreaming of a place that offers quiet country charm without sacrificing convenience, this is the one you have been waiting for!



Listing Agent: Anette Chrisley
(828) 788-0404 | Anette@4Smokys.com



Effortless Mountain Living in Smoky Mountain Country Club

Welcome to effortless mountain living in the highly sought-after Smoky Mountain Country Club! This beautifully maintained bottom-level condo offers the perfect combination of comfort, convenience, and resort-style amenities.

Inside, you'll find a thoughtfully designed floor plan that includes a versatile guest suite complete with a kitchenette—ideal for visiting family and friends, a private retreat, game room or home office. Step onto the covered deck and take in peaceful golf course views, the perfect backdrop for morning coffee or an evening of relaxation. A one-car garage is also included.

Being sold fully furnished (excluding wall décor), this turnkey property is ready to enjoy from day one. The well-equipped kitchen includes all appliances, along with a washer and dryer for added convenience. A charming stone wall encloses the front entrance, creating a private outdoor nook perfect for unwinding with a good book or enjoying the fresh mountain air.

76 Sawgrass Drive Unit #4, Whittier, NC 28789 | \$360,000
3 Bedrooms | 2 Bathrooms | 1,721 Square Feet
[Property Website](#) | [Video Tour](#) | [Floor Plan](#)



Located within a gated community, residents enjoy access to exceptional amenities including a swimming pool, fitness center, and tennis courts. Whether you're an avid golfer, searching for a vacation getaway, seeking a short-term rental opportunity, or looking for a low-maintenance full-time residence, this property offers something for everyone. Conveniently located just minutes from downtown Bryson City and a short drive to Harrah's Cherokee Casino Resort, this mountain retreat is one you won't want to miss.



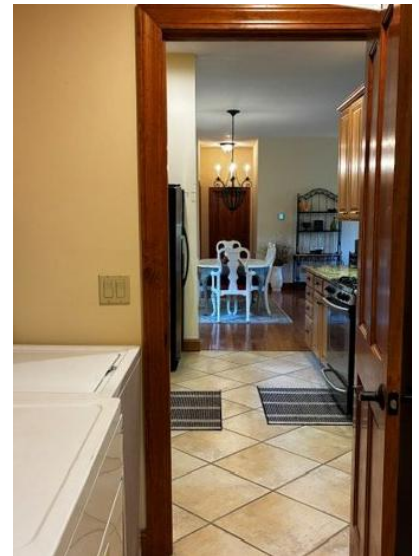
Listing Agent: Anette Chrisley
(828) 788-0404 | Anette@4Smokys.com





FLOOR PLANS

[Download Floor Plan](#)



A Local's TOP 10

Endless Summer in the Smokys



1 AQUA TIKI TIME AT LAKE CHATUGE [Visit Website](#)

Trade the ordinary for a floating tiki bar on Lake Chatuge. Aqua Tiki, based at Margarita Jack's Marina, offers carefree cruises with USCG-certified captains at the helm. Bring your favorite drinks and your favorite people and let the crew handle the rest. All you have to do is sit back, relax, and soak up the lake life.

2 ESCAPE THE ORDINARY AT LAKE NANTAHALA [Visit Website](#) | [Watch Video](#)

Cool off this summer at Lake Nantahala, one of the area's most scenic mountain lakes. At Lakes End Boat Rentals & Marina, you'll find everything you need for a memorable mountain lake adventure, from premium pontoon and sport boat rentals to paddle boards and guided UTV tours. After a day on the water, relax with lakefront dining at the Lakes End Café & Grill. Want to extend the fun? Make it a weekend getaway by staying in one of their cozy Nantahala cabins or luxury lakeside yurts!



3 “UNTO THESE HILLS” OUTDOOR DRAMA

[Visit Website](#) | [Watch Video](#)

Since its debut in 1950, Unto These Hills has captivated audiences with its powerful retelling of Cherokee history. Performed under the stars in Cherokee, North Carolina, the acclaimed outdoor drama follows the story of the Eastern Band of Cherokee Indians from first contact with Europeans through the hardships of the Trail of Tears and beyond. Blending moving storytelling, rich cultural heritage, and inspiring resilience, the production honors a people whose strength, spirit, and traditions have endured through generations.



4 NIKWASI & SPIKEBUCK MOUNDS

[Nikwasi Mound](#) | [Spikebuck Mound](#)

Discover the rich Native American heritage of Western North Carolina through the region's ancient Cherokee mounds. Built nearly 1,000 years ago, the Nikwasi Mound in Franklin remains a sacred cultural and ceremonial site for the Eastern Band of Cherokee Indians and stands as a testament to centuries of Cherokee history, resilience, and community. In nearby Hayesville, the Spikebuck Mound preserves the legacy of a thriving Cherokee town that once served as a political, social, and ceremonial center along the Hiwassee River. Together, these remarkable sites offer a glimpse into the vibrant communities, traditions, and stories that have shaped the mountains for generations.

5 MOUNTAIN GEMS & HIDDEN TREASURES

[Visit Website](#)

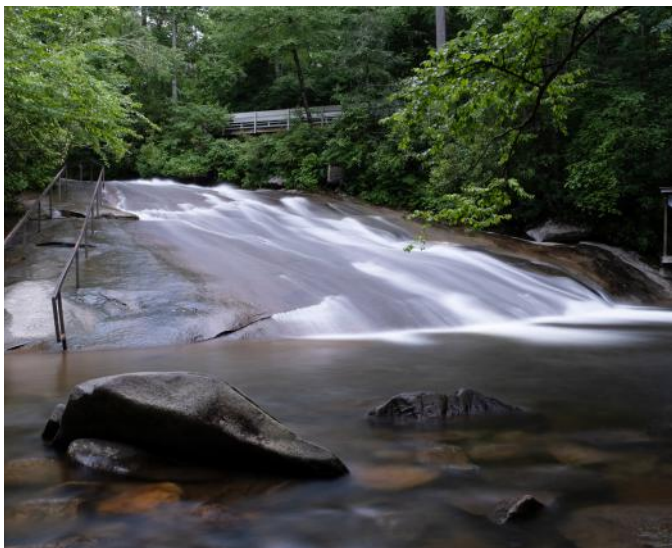
For a fun family adventure, Western North Carolina is hard to beat when it comes to gem mining. Franklin, often called the “Gem Capital of the World,” is home to several popular mines where visitors can search for rubies, sapphires, garnets, and other treasures. Favorites include [Cherokee Ruby & Sapphire Mine](#), [Sheffield Gem Mine](#), [Mason's Ruby & Sapphire Mine](#), and [Rose Creek Mine](#), all offering hands-on mining experiences for all ages. Franklin is also home to the [Gem & Mineral Society of Franklin](#), where visitors can explore the region's rich geological history. Beyond Franklin, gem enthusiasts can sift for rubies, sapphires, emeralds, and other colorful gemstones at the [Nantahala River Gem Mine](#) in Bryson City, the [Rockhound Ridge Gem Mine](#) & [Rock Shop](#) in Sylva.

6

ALL ABOARD THE GREAT SMOKY MOUNTAINS RAILROAD

[Visit Website](#)

Climb aboard the Great Smoky Mountains Railroad and experience the beauty of Western North Carolina from a whole new perspective. Departing from Bryson City, these scenic excursions wind through river gorges, mountain valleys, and the breathtaking Nantahala Gorge, offering front-row views of the Great Smoky Mountains, Nantahala National Forest, Fontana Lake, towering trestles, pristine rivers, and historic landmarks. Open-air cars make it easy to soak in the sights and sounds of summer, while special themed experiences add even more fun. This season, don't miss popular excursions like Spirits on the Rail and a Day Out with Thomas, perfect for creating unforgettable mountain memories.



7

CHASE WATERFALLS IN TRANSYLVANIA COUNTY

[View Interactive Map](#)

Discover why Transylvania County is known as the "Land of Waterfalls." Home to more than 250 waterfalls, this mountain paradise offers endless opportunities to explore some of Western North Carolina's most breathtaking natural wonders. Popular destinations like Looking Glass Falls, Sliding Rock, and Moore Cove Falls provide unforgettable summer adventures, whether you're looking for an easy roadside stop, a refreshing swim, or a scenic forest hike. From hidden cascades deep in the woods to iconic falls just steps from the road, each waterfall has its own character and charm.

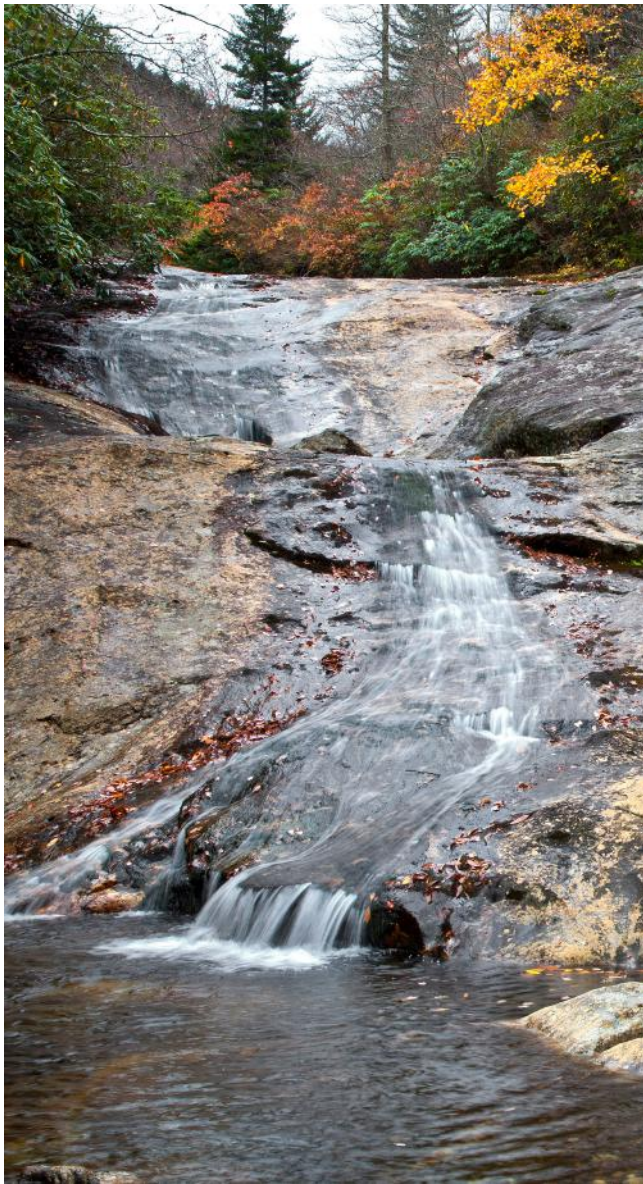


8

ELK WATCHING IN CATALOOCHEE VALLEY

[View Website](#)

Experience one of Western North Carolina's most unforgettable wildlife encounters in Cataloochee Valley. Nestled within the Great Smoky Mountains National Park, this scenic and historic valley is home to a thriving herd of reintroduced elk that roam freely through its meadows and mountain landscapes. Early mornings and evenings offer the best opportunities to spot these magnificent animals, along with black bears, white-tailed deer, and wild turkeys. With its stunning scenery, preserved historic buildings, and abundant wildlife, Cataloochee Valley is a must-visit destination.



9 BUBBLING SPRING BRANCH CASCADES

[Visit Website](#)

Tucked along the scenic NC-215 corridor, Bubbling Spring Branch Cascades is one of Western North Carolina's best-kept secrets. A short but steep trail leads to a beautiful series of three cascading waterfalls that tumble over smooth rock into a refreshing mountain pool below. Perfect for a quick stop or a cool summer escape, this hidden gem rewards visitors with peaceful surroundings, rushing water, and a glimpse of the wild beauty that makes the Smokies so special.

10 THE LAND OF OZ NORTH CAROLINA

[Visit Website](#)

Step onto the Yellow Brick Road and experience the magic of Land of Oz, where Dorothy's adventure comes to life through immersive storytelling and live performances. Beginning at Aunt Em and Uncle Henry's Kansas farmhouse, guests follow the iconic Yellow Brick Road, meeting Dorothy, the Scarecrow, Tin Man, Cowardly Lion, Glinda, the Wicked Witch and the Wizard along the way.

Each fall, Autumn at Oz transforms Beech Mountain into the world's largest Oz celebration, featuring immersive theater, live entertainment and a vibrant Emerald City that brings this beloved classic to life in a truly unforgettable way.





More Locals TOP 10

1

Waterrock Knob

One of the most iconic sunset spots in the Smokies. A short hike rewards visitors with sweeping 360-degree views and unforgettable evening colors.

2

Clingmans Dome / Kuwohi

The highest point in the Smokies offers panoramic views stretching across multiple states, making sunset here a bucket-list experience.

3

Max Patch

This grassy bald is famous for its unobstructed mountain vistas and golden-hour glow. Bring a blanket and stay awhile.

4

Black Balsam Knob

Known for its wide-open alpine scenery, Black Balsam provides some of the most dramatic sunset photography opportunities in Western North Carolina.

5

Craggy Pinnacle

A short, easy hike leads to one of the most spectacular sunset overlooks in the Blue Ridge Mountains. From the summit, visitors are treated to sweeping 360-degree views of layered mountain ridges that seem to stretch forever.



A Season of Sunsets

Fontana Guides Sunset Cruises

Embark on a private cruise across Fontana Lake, where breathtaking views, abundant wildlife, and pure relaxation await.

6

Sunset Cruise on Lake Chatuge

Aqua Tiki's signature cruise. Lake therapy as the sun dips below the mountains. Bring your drinks, playlist and let their USCG-approved crew handle the rest.

7

Nantahala Gorge Sunset Excursion

Surrounded by forested peaks, this mountain lake offers peaceful sunset views that feel far removed from the crowds.

8

Cataloochee Ranch

Enjoy a sunset dinner, cocktail, or stroll while taking in panoramic views of the surrounding mountain ranges.

9

GSMR Nantahala Gorge Sunset Excursion

Gather your favorite people and experience the beauty of the Nantahala Gorge as the sun begins to set, all while enjoying delicious dining service and the unforgettable thrill of riding behind a historic steam locomotive.

10

MOUNTAIN DAYS,

JULY

Tim Hill Memorial Trout Tournament

July 11-12, 2026

Cherokee

[Learn More](#)

\$10,000.00 in Cash Prizes!
237 Tagged fish will be stocked. Creel limit is 7, per new policy. You **MUST** purchase a valid fishing permit covering both days of the event in addition to the tournament permit. Tournament permit sales will end July 10 at 11:59 PM. A tournament permit IS NOT a valid fishing permit. Turn in location will be the Vendor's Market at the end of the Island Park from 2-4 PM Saturday and Sunday. Fishing hours begin 30 minutes before sunrise and will end 30 minutes after sunset. Colors will be announced at 2PM on Saturday via Facebook.



SE Gas & Petroleum Expo/Moonshine Valley F-100s/Broncos & Mustangs in the Valley

July 17-18, 2026

Maggie Valley Festival Grounds
[Learn More](#)

This event is a blend of vintage memorabilia, classic Ford trucks, and every kind of Mustang you can imagine. Take a pre-event coast along the Blue Ridge Parkway on Thursday, then Show and Shine on Friday and Saturday. Held alongside the Maggie Valley Swap Meet, peruse parts vendors and peer in on all-day judging.



Canyoneering & Waterfall Rappelling Festival Weekend

July 18-19, 2026

Pisgah Forest

[Learn More](#)

Canyoneering and Waterfall Rappelling trips all weekend long. Perfect weekend adventure for a family or individual wanting to learn more about the sport of waterfall rappelling and canyoneering. Includes learning how to rappel, rappelling waterfalls, rock climbing, hiking and scrambling.

NOC Veterans Appreciation Day

July 23, 2026

Bryson City

[Learn More](#)

A day to appreciate and celebrate our veterans and active military members with adventure discounts, food, music, and riverside fun.

SUMMER NIGHTS.

JULY/AUGUST

Hillbilly Jam

July 24-25, 2026

Maggie Valley Festival Grounds
[Learn More](#)

Spectators \$10 per day/
10 & under FREE! Hillbilly
Jam features live music
entertainment, car and bike
show, food and craft vendors.



Showdown in the Valley

July 31 – August 2, 2026

Maggie Valley Festival Grounds
[Learn More](#)

The Southeast's biggest,
loudest, most lifted custom
truck showdown is back in
the Valley! This annual show
brings together the certified
baddest lifted, slammed,
and custom-built rides for
one epic weekend of trucks,
music, and pure adrenaline.



Smokey Bear's Birthday Party

August 8, 2026

Cradle of Forestry
Pisgah Forest
[Learn More](#)

Join us at the Cradle of
Forestry as we celebrate
Smokey Bear on his Birthday!
11:00 AM – 2:00 PM including:

- Smokey Bear Meet & Greet
- Smokey Bear Story Time
- Obstacle Course
- Crafts & Activities
- Food Trucks

Blooms & Bushels Festival

August 1-9, 2026

Waynesville
[Learn More](#)

Stroll the fields and pick fresh
flowers for just \$25 a cup.
Walk right across the road to
enjoy the seasonal opening
of the iconic Barber Orchards
Fruit Stand! Stock up on
Ginger Gold apples, peaches,
fresh-picked produce, and
homemade baked goods.

On Repeat Seasonal Community Classics

- March – October, Thursdays:
Trailside Market @ The Yard
in Brevard
- April – October, Saturdays:
Jackson County Summer
Farmers Market
- April – December, Saturdays:
Haywood's Historic
Farmers Market
- May – August, Select Fridays:
Hayesville Summer
Concert Series
- May – September,
Second Saturdays:
Riverside Artisan Market
- May – October, Thursdays:
Mill Town Summer
Farmers Market
- May – October, Fridays:
Smoky Mountain Farmers
& Artisans Market
- May – October, Saturdays:
Transylvania Summer
Farmers Market
- May – November, Saturdays:
Macon County Farmers Market
- May – December, First Fridays:
Brevard Gallery Walks
- June – July: Brevard Music
Center Summer Series
- June – July: Nantahala Gorge
Sunset Excursion
- June – August: Waynesville
Mountain Street Dances
- June – September, Saturday:
Riverfront Family Fest
- June – September, First Fridays:
Pickin' in the Park
- June – October: Cherokee
Bonfire Stories
- June – November, Final Fridays:
Brevard Barnyard Dances
- June – November, Final Fridays:
Canton Mill Around Town
- July – August: "Unto These
Hills" Outdoor Drama

FESTIVAL LIGHTS

AUGUST/SEPTEMBER



Summer Daze Market

August 8, 2026
Waynesville
[Learn More](#)

Shop 'til you drop at the annual Summer Daze Market! Peruse a wide array of craft vendors, complete with good vibes and delicious food on site, and try your luck in an exciting raffle. Clear your schedule and spend a day hunting down your must-have item!

Eurofest 2026

August 13-15, 2026
Maggie Valley Festival Ground
[Learn More](#)

Fans of European cars can't miss these three days of fun with like-minded enthusiasts in scenic Maggie Valley! Take a mountain cruise on Thursday, meetups at local restaurants and attractions on Friday, and the main show on Saturday at the festival grounds.

Swain County Agricultural Fair

August 21, 2026
Bryson City
[Learn More](#)

A two-day event complete with regional livestock show. Farm products, baked goods, preserved foods, and youth arts and crafts judging, food vendors, arts and crafts vendors and educational booths. Battle of the Bands, Appalachian Cloggers, bounce houses, and more.



River & Brews

August 22, 2026
Bryson City
[Learn More](#)

Join Us for the 5th Annual River & Brews Festival! Mark your calendar for one of the only riverside beer festivals in the region—where the river meets revelry! Spend the day enjoying live music, bites from our multiple food venues, and a curated lineup of 10+ of the region's best craft breweries and cideries offering up to 30+ different beverages.



Spirits on the Rails

August 29, 2026
Great Smoky
Mountains Railroad
[Learn More](#)

Hop aboard our new Bourbon Train Spirits on the Rail. This is a journey like no other where guests will enjoy three exquisite bourbon drinks paired with a chef-prepared four-course meal. All of this while taking in the breathtaking scenery of Western North Carolina. Join us for an unforgettable experience blending the finest spirits, gourmet cuisine and the charm of scenic railroad adventure.

Dahlia Fest

September 4-7, 2026
Waynesville
[Learn More](#)

Celebrate Labor Day Weekend at Pinnacle Farms' third annual Dahlia Fest! Stroll through the farm's you-pick flower field, brimming with over 250 dahlias in every shape, size, and color. The field will also be full with zinnia, sunflowers, celosia, marigolds, statice, gomphrena, strawflowers and more! Enjoy treats from onsite food trucks starting at 11 AM. A bloomin' good time!

& EARLY FALL DELIGHTS

Pickle Fest

September 5-6, 2026

Darnell Farms

[Learn More](#)

Come celebrate all weekend with delicious pickle-themed foods, local crafts and vendors, live entertainment, and activities for the whole family!



Maggie Valley Arts & Crafts Festival

September 5-6, 2026

Maggie Valley Festival Grounds

[Learn More](#)

Artists from all across the southeast assemble in Maggie Valley to sell their handmade arts & crafts. This event has been in Maggie Valley for the past 33 years and has a huge following. More than 100 crafters will be on the field with more than 10,000 people expected over the two day event. Plenty of festival foods, No admission fee, Free Parking!



Labor Day Festival

September 6-7, 2026

Canton

[Learn More](#)

Watch a historic parade of over 100 floats at the 118th Canton Labor Day Festival, the oldest of its kind in the Southeast US! Sorrells Street Park is packed with food trucks, local farm stands, a kids zone, splash pad, the WNC Handcraft Expo, and more. After sampling all the treats, brews, and crafts, settle in for this year's headliners: Clay Walker on Sunday and Dailey & Vincent on Monday.

SEPTEMBER

Plein Air Festival

September 14-19, 2026

Brevard

[Learn More](#)

The Brevard Plein Air Festival returns for its sixth year as a four-day juried painting event, culminating in the popular Wet Paint Art Show & Sale on Saturday, September 19th, in downtown Brevard. This signature event invites talented artists from across the region to capture the breathtaking landscapes and vibrant spirit of Brevard and its surrounding areas.

Haywood County Studio Tour

September 19-20, 2026

Haywood County

[Learn More](#)

The Haywood County Studio Tour is a two-day self-guided tour through a variety of local studios to meet numerous artist, view demonstrations, and possibly take home a piece of Haywood artistry! Studios are sprinkled throughout Haywood County, trailing through both urban and rural locales. There's something for every art enthusiast. Studios open on Saturday and Sunday. Free and open to the public.

+ MORE EVENTS!

SEPTEMBER



Mountain Heritage Days Festival

September 21-26, 2026
Cullowhee
[Learn More](#)

For more than 50 years, WCU's Mountain Heritage Days has honored the music, stories, and traditions of Appalachia — and now the celebration is bigger than ever. Enjoy a full week of events, from evening lectures and heritage demonstrations to a Friday night concert in Sylva. Then, on Saturday, experience the festival you know and love with live music, clogging, cultural showcases, arts and crafts, great food, and family fun. It's a fresh take on a beloved tradition — and an unforgettable way to celebrate the spirit of the mountains.

Nanty Fest

September 26, 2026
Nantahala Outdoor Center
[Learn More](#)

Join paddlers and the community to enjoy the Upper Nantahala and Cascade water releases! On campus, we'll be hosting our popular used boat sales at multiple locations along with live music, artisan vendors, and local food and beverages.



National Public Lands Day

September 26, 2026
Cradle of Forestry,
Pisgah Forest
[Learn More](#)

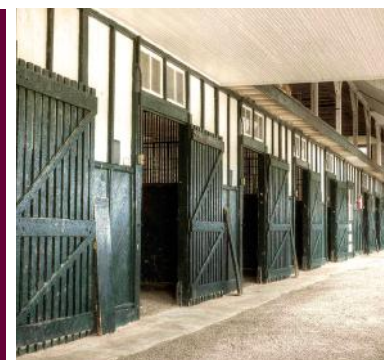
National Public Lands Day (NPLD) is the nation's largest single-day volunteer event for public lands. NPLD is also a "Fee-Free Day" - one of only five days a year when entrance fees are waived at national parks and other public lands. Because of this everyone can enjoy the Cradle of Forestry for FREE this day! Come explore our exhibit hall, film, gift shop, food truck (11am – 2pm), and over 3 miles of paved hiking trails featuring seven historical buildings from the time of the first forestry school in America, the Biltmore Forest School.



Your passions can't be tamed. Neither should your expectations.

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Featured Properties FOR SALE

From peaceful mountain retreats to homes designed for gathering & adventure, these featured properties highlight the best of Western North Carolina living. Each listing offers a unique opportunity to put down roots—or escape—in the heart of the Smokys.



2BR/2BA - 1188 SF - 0.8 AC - Meticulously maintained serene retreat! Covered front porch, hot tub, ideal location near Bryson City, Harrah's Casino and Whittier. Ideal for a vacation home or short-term rental.

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



2BR/3BA - 1434 SF - 0.61 AC - Furnished custom-built mountain home! Open-concept Arts & Crafts style. Hardwood floors, custom-built cabinetry. Minutes from WCU & nearby amenities and attractions!

Dani Miner | 941-228-0804 | Dani@4smokys.com

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Brevard Office, Transylvania County
Bryson City Office, Swain County
Sylva Office, Jackson County



MLS #4368042 - \$425,000 - WAYNESVILLE

2BR/3BA - 1872 SF AC - Year-round mountain views! Full living spaces on main level & basement w/ kitchen, bath, bedroom & laundry hook ups. Separate outside entrance to the lower level and fenced yard.

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #4395449 - \$489,000 - WHITTIER

3BR/2BA - 1614 SF - Stunning chinked log-style home. Wraparound porch, side & rear paver patios + custom-built firepit with flagstone deck. Vaulted ceilings, propane fireplace, oversized sunroom & more!

Dani Miner | 941-228-0804 | Dani@4smokys.com



MLS #26039776 - \$799,740 - HAYESVILLE

4BR/3BA - Fantastic mountain retreat/farm in Shooting Creek area on 9.19 unrestricted acres adjoining over 3300 acres of USFS! Grand rock fireplace, hardwood floors, stainless Whirlpool appliances. Too much to list!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #4336305 - \$2,695,000 - SYLVA

3BR/4BA - 4,454 SF - 17.72 AC - Masterfully crafted mountaintop estate where architecture, engineering and nature exist in perfect harmony. Designed to capture sweeping long-range views.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #4327627 - \$643,000 - BREVARD

3BR/3BA - 2622 SF - True mountain living in this authentic log cabin. Dramatic 2-story vaulted ceiling w/ architectural beams. Ideal 3 en-suite BR's, stone FP, finished lower level + enclosed rear deck.

Jan Newsome | 828-883-8220 | Jan.newsome@aol.com



MLS #26047639 - \$309,000 - ROBBINSVILLE

2BR/2BA - 1256 SF - 1.82 AC - Perfect blend of mountain charm, privacy & natural beauty. Beautiful home, partially furnished, easy access to Lake San-teetlah, Tail of the Dragon, Fontana Lake & more!

Renee Dietz | 828-341-6393 | Renee@4smokys.com



1BR/1BA - 2.4 AC - Endless possibilities! Creek w/ waterfall & 2 charming tiny cabins. The two cabins share a well and enjoy easy access from a state-maintained road, along with available cell service. Option for more!
Christy Mitchell | 843-409-1006 | Christy@4smokys.com



1BR/1BA - 9.64 AC - 2 charming tiny cabins (see MLS #26043156) and this option includes almost 10 acres of peaceful, private, unrestricted land-wooded w/ ridges valleys, rolling hills. A must see!
Christy Mitchell | 843-409-1006 | Christy@4smokys.com



2BR/1BA - 639 SF - Adorable farmhouse offers charm, updates & opportunity. Year-round mountain view, cozy front porch. New central heat/AC, septic pumped w/ new line. Unrestricted country living!
Christy Mitchell | 843-409-1006 | Christy@4smokys.com



3BR/3BA - 2382 SF - 1.3 AC - Charming home minutes from downtown Franklin! Solid bones, custom cabinetry, hardwood floors, large covered back deck overlooks woods, large garage w/ workshop area.
Christy Mitchell | 843-409-1006 | Christy@4smokys.com



2BR/3BA - 2600 SF - 4.26 AC - Custom-built retreat in gated Fontana Ridge Properties w/ stunning views. 2 bonus rooms, granite countertops, upgraded appliances, hot tub, covered deck & more!
Christy Mitchell | 843-409-1006 | Christy@4smokys.com



2BR/2BA - 1170 SF - 1.34 AC - Mountain-lake living! Well-cared-for home in Whispering Springs Estate, long-range mountain views, two covered porches.
Jaclyn Reiselt | 843-263-3888 | Jaclyn@4smokys.com
Anette Chrisley | 828-788-0404 | Anette@4Smokys.com

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MLS #26046743 - \$375,000 - WHITTIER

2BR/1BA - 860 SF - Cozy cabin w/ mountain views & privacy with the feel of your own mountaintop. With add'l buildable lots conveying to total 2 acres, there's room to expand with additional cabins!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



UNDER CONTRACT
MLS #26046867 - \$945,400 - CULLOWHEE

2BR/2BA - 0.19AC - Dream riverfront escape w/ craftsmanship, high-end finishes & breathtaking surroundings. Please visit online for video & more: <https://36-chimney-stone-way.cribflyer.com/>

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26042595 - \$350,000 - FRANKLIN

4BR/2BA - 2442 SF - 1.5 AC - Step into your own private treehouse! New roof, large kitchen, entire upstairs dedicated to primary suite w/ fireplace & cozy covered deck. Inviting outdoor seating nooks. Winter mountain views!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047457 - \$599,000 - BRYSON CITY

2BR/1BA - 10.22 AC - Private mountain retreat being sold furnished! 2 bonus rooms, 2 living areas, full kitchen + kitchenette, floor-to-ceiling stone fireplace. Large deck, screened porch, firepit & more!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047039 - \$417,000 - FRANKLIN

3BR/3BA - 1.26 AC - Private mountain retreat! Spacious main living area + separate basement living space w/ private outside & garage entrance. 24x24 wired workshop/garage, private well and more!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26045377 - \$630,000 - BRYSON CITY

3BR/3BA - 2 AC - Escape to 3,500 feet elevation w/ nearly 3,000 sq ft of living space! New GE gas range, new hot tub. Oversized garage w/ workshop. Built w/ SIPs panels & beautiful hemlock siding.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com

SOLD



MLS #26040417 - \$230,000 - FRANKLIN

3BR/2BA - 1689 SF - 0.5 AC - Covered front porch & 3-seasons room. Open living area, gas fireplace. New metal roof, carport, larger capacity HVAC unit, upgraded hot water heater, and more!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS # 26041888 - \$125,000 - WHITTIER

1BR/1BA - 1.77 AC - Unrestricted Mountain Living near the Casino! Studio cabin w/ loft. Includes 40ft RV permanently set up w/ electric, water & septic. Room for additional RVs or tiny homes. Sold As-Is.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26041580 - \$320,000 - BRYSON CITY

2BR/2BA - 3.2 AC - Turnkey home w/ versatile bonus room. New HVAC/heat pump, spacious covered porch, hot tub & firepit. Level, low-maintenance front & backyard. Less than 20 min. from downtown!

Dani Miner | 941-228-0804 | Dani@4smokys.com



MLS #26043134 - \$525,000 - FRANKLIN

3BR/3BA - 2250 SF - 4.88 AC - Spacious home on unrestricted acres w/ stocked trout stream frontage, multiple living spaces, wrap-around decks + newer roof, HVAC & generator. Carport & storage buildings.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26041682 - \$315,000 - WHITTIER

2BR/2BA - Beautifully maintained condo! Top-notch amenities including community pool, tennis courts, gym & endless opportunities for golf lovers. Come enjoy the good life in this inviting mountain retreat!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26046741 - \$625,000 - CANTON

3BR/3BA - 3070 SF - 0.89 AC - Inviting mountain cabin w/ bonus rooms & lower level game room. Boasts strong short-term rental history w/ \$54,000 gross in 2025...perfect getaway or investment!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com

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Bryson City Office, Swain County
Sylva Office, Jackson County



MLS #26047694 - \$375,000 - FRANKLIN

3BR/2BA - 1.0 AC - Well-maintained home w/ gas fireplace, bright sunroom, firepit and beautiful retaining wall! Attached workshop and tool shed. Enjoy those beautiful sunsets from the front deck!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26046985 - \$360,000 - WHITTIER

3BR/2BA - 1721 SF - Easy mountain living in Smoky Mountain Country Club! Beautifully maintained bottom-level condo. One-car garage, a versatile bedroom w/ kitchenette, covered deck & much more!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26047245 - \$430,000 - FRANKLIN

3BR/3BA - 1.8 AC - Contemporary mountain home in Riverbend Estates. Dramatic floor-to-ceiling stone gas log fireplace, vaulted ceilings, hardwood, ceramic tile and LVP flooring, updated kitchen!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26046562 - \$299,900 - FRANKLIN

2BR/2BA - 1742 SF - Beautifully appointed villa in gated Mill Creek golf course community. Soaring ceilings, granite countertops, stainless steel appliances. Large picture window, stone fireplace & sunroom!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26045464 - \$365,000 - SYLVA

3BR/1BA - 1480 SF - 1.03 AC - Located in the desirable Greens Creek area, this brick ranch offers a comfortable layout and a cozy fireplace. Two smaller office/flex rooms, newer roof and heat pump, PEX plumbing.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047630 - \$193,000 - WHITTIER

1BR/1BA - 1.48 AC - Charming cabin began as a 14x35 mobile home and has been thoughtfully converted into a cozy getaway with long-range mountain views. Tucked in private and inviting setting.

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26047501 - \$429,000 - ALMOND

2BR/2BA - 1.84 AC - Charming cabin in Tobacco Branch Village near Fontana Lake. Pine hardwood floors, wood-burning fireplace, large game room. Two huge covered porches, hot tub, firepit and more!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047340 - \$349,900 - SYLVA

3BR/2BA - 5.57 AC - Mountain home in private wooded setting. Covered front porch, open living & dining w/ floor-to-ceiling stone gas fireplace. Spacious kitchen w/ oak cabinetry. Move-in ready!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047123 - \$335,000 - ANDREWS

3BR/2BA - 1714 SF - 1.68 AC - Perched at top of Granny Squirrel Gap, charming cottage w/ breathtaking views. Wraparound deck, 2 wood-burning fireplaces, hardwood floors & carpet. Flexible game room.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047486 - \$280,000 - WHITTIER

2BR/2BA - 1.498 AC - Charming 1940s cottage in Conleys Creek! Creek w/ small waterfalls. Hardwood floors, updated kitchen & bathroom, bonus room, new wood stairs. Several recent improvements!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26040555 - \$17,500 - WHITTIER

1.022 AC - Easily accessible lot (#3) near Smoky Mountain Country Club in Conleys Creek area. Two potential home build sites. Min 800 sq ft site-built home (no manufactured homes). Motivated seller!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26035565 - \$57,000 - BRYSON CITY

1.56 AC - Welcome to Lot 47 in Highlands Pass Subdivision, a gated community that seamlessly blends privacy, luxury, and the splendor of nature. Enjoy mountain living at its best!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com

RESIDENTIAL

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 Sylva Office, Jackson County



MLS #26045342 - \$28,000 - WHITTIER

1 AC - Perfect balance of peaceful mountain living and convenient access to attractions. Common-sense restrictions w/ min. build size of 600 SF. Water connection available.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26046578 - \$124,500 - WHITTIER

7.24 AC - Unrestricted mountain land offering excellent potential for investment, development, or a private retreat. The property is divided into 7 pre-surveyed lots, each with its own setting.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26028589 - \$19,500 - WHITTIER

1.17 AC - Privacy, serene & yet only 1 mile from Historic Downtown Dillsboro! Beautiful lot in gated Mountain Heritage Preserve community. Community has shared beautiful common area w/ firepit!

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26038185 - \$65,000 - WHITTIER

1.95 AC - Potential for stunning, year-round views w/ selective clearing. Picturesque community of Coppermine Ridge minutes from the Smoky Mountain Country Club's 18-hole golf course.

Dani Miner | 941-228-0804 | Dani@4smokys.com



MLS #26042773 - \$152,500 - WHITTIER

21.85 AC - Expansive w/ blend of privacy, long-range views & versatile topography! Multiple potential homesites ideal for a custom mountain home, private retreat or developer. Endless possibilities!

Dani Miner | 941-228-0804 | Dani@4smokys.com



MLS #26047148 - \$75,000 - BRYSON CITY

0.899 AC - Welcome to Charleston Ridge! Breathtaking mountain views, 5 minutes to downtown Bryson City. Gated paved access + partially cleared, level homesite ready for a dream mountain retreat.

Christy Mitchell | 843-409-1006 | Christy@4smokys.com



MLS #26047006 - \$349,000 - BRYSON CITY

0.3 AC - Tucked away in the heart of the Nantahala Gorge, this riverfront lot in Mystic River is your chance to own a true piece of mountain paradise. Serenity and adventure at your doorstep!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26047196 - \$19,500 - BRYSON CITY

0.39 AC - Corner lot in Village View w/ long range mountain views. Minimum sq. ft. to build is 750 sq. ft. Short term rentals allowed. Close to the Nantahala Outdoor Center and minutes to Bryson City!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #26047498 - \$139,900 - BRYSON CITY

1.025 AC - Rare opportunity to build without starting from scratch. Already equipped w/ septic system, private well and power pole. Nice level homesite!

Anette Chrisley | 828-788-0404 | Anette@4Smokys.com



MLS #4374992 - \$110,000 - WHITTIER

1.34 AC - Located in Fontana Lake Estates, beautiful lot w/ rolling terrain. Property includes survey and septic permit. Less than 5 minutes from the marina!

Dani Miner | 941-228-0804 | Dani@4smokys.com

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Book Your Next *Vacation Getaway*

Explore an amazing collection of our clients' vacation rentals nestled in the beauty of Western North Carolina! Whether you seek a cozy cabin, a mountain-view chalet, or a riverside escape, your perfect spot for renewal and restoration awaits!



HEAVEN ON EARTH - FRANKLIN edenton



VIEW VACATION LISTING

Tucked away in the peaceful Cowee Township just outside of Franklin, this cozy log cabin offers a perfect escape into the heart of the Blue Ridge Mountains. Unwind on the fully covered deck or the lower terrace, where you can sip your morning coffee. Wander through over two acres of private walking trails, then gather around the wood-burning firepit in the evening for stories, s'mores, and stargazing under the mountain sky. Inside, the main living room invites you to relax with family movie nights by the fireplace, while the downstairs game area offers friendly fun with a pool table. The updated kitchen is fully equipped with stainless steel appliances and a dishwasher—perfect for creating home-cooked meals. Whether you're looking for peaceful relaxation or outdoor adventure, this mountain cabin delivers.



PERFECT CABIN + HOT TUB! - WHITTIER

VIEW VACATION LISTING

Perfect for outdoor enthusiasts or a romantic getaway, this lofted 1.5-bathroom studio provides all the necessities for a quintessential mountain escape! Featuring a gas grill and fenced yard for your four-legged friend, this vacation rental is the ideal launch pad for your adventures.

A note from Anette Chrisley:

"Congratulations to Kerry & Tina on their new Whittier Cabin vacation rental. This one is a gem!"



THE SASQUATCH INN - SYLVA

VIEW VACATION LISTING

The Sasquatch Inn is a heavily wooded primitive cabin that sits on 32 acres in the Mountains of Western North Carolina. Great views of the smoky mountains and walking trails to explore! This is a hike-in/hike-out camping site with a few essential amenities. Park in the lower drive and hike in/up approximately 1/4 mile. We can also ferry your gear to and from the parking area. There is no electricity at the cabin, however we do have solar lighting.



SKY COVE RETREAT - BRYSON CITY

VIEW VACATION LISTING

Luxury amenities in the comfort of a Log Cabin surrounded by Beauty. Short drive to downtown Bryson City, The Polar Express, The Great Smoky National Park & so much more. The Panoramic views from the 3 porches are breath taking. Soak up the Views while soaking in the Hot Tub. The road up is all paved and any 2 wheel drive vehicle will do fine. A 4WD or AWD is recommended in the Winter months of January and February. Enjoy!



HUCKLEBERRY'S HIDEOUT CHALET

VIEW VACATION LISTING

Enjoy calm and serenity at our beautiful cabin. This 2-bedroom, 2.5 bath cabin has many amenities with breathtaking views, full kitchen, outdoor fireplace, spacious porch, private hot tub & pool table. Spend your days hidden away in comfort or take a 10-minute drive to downtown Bryson City and a 15-minute drive to Cherokee Casino. Centrally located, enjoy everything the Smokies have to offer with nearby tubing, hiking, fishing & more!

VACATION RENTALS



BIG BLUE CABIN - BRYSON CITY

VIEW VACATION LISTING

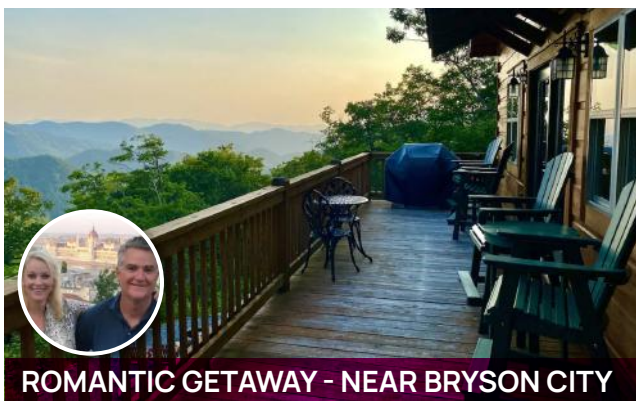
Nestled in the mountains, this well appointed cabin offers a game room with a pool table, foosball, dual basketball game, cornhole, and more! After an afternoon hike, relax in the hot tub and enjoy the clear night sky. Spend your nights telling stories around the firepit, or stay cozy near the three fire places. A note from Dani Miner: "Congratulations to my clients on their newly renovated Vacation Rental! It is absolutely gorgeous!"



BELLA'S RETREAT - BRYSON CITY

VIEW VACATION LISTING

Perfect for families, friends, and even your furry companions! Breathtaking views of Clingman's Dome. Sleeps 8: two spacious bedrooms + bunk-room. Modern kitchen with new appliances and open layout, gas fireplace in cozy living room, hot tub and gas firepit on the deck. Just 5 minutes to charming downtown Bryson City, offering dining, shopping and adventure. Stay connected with WIFI or disconnect and enjoy the perfect getaway!



ROMANTIC GETAWAY - NEAR BRYSON CITY

VIEW VACATION LISTING

Enjoy the beauty of the Smoky Mountains from this newly constructed one bedroom, 3-bathroom open concept log cabin. With 2 gas fireplaces, wrap around porch, and panoramic long range mountain views, you can revel in the great outdoors without stepping outside. There are no steps to climb for easy access and unloading! Just 25 minutes from Bryson City, so you can enjoy all the attractions.



EAGLES NEST - BRYSON CITY

VIEW VACATION LISTING

Set on 5 private acres with breathtaking valley and mountain views, Eagles Nest is the perfect year-round getaway! The great room boasts knotty pine features and a wall of windows and sliding glass doors welcoming in plenty of natural light. You'll find an open living area and a well-equipped, full kitchen with stainless steel appliances and counter seating. Additional living space is located downstairs.

VACATION RENTALS



MOUNTAIN VIEWS! - WAYNESVILLE

VIEW VACATION LISTING

Make memories that'll last a lifetime at this 2-bedroom, 2.5-bath vacation rental! 2 fully equipped kitchens and a laptop workspace for guests working remotely. Relish the mountain views from the deck as your pet explore the fenced yard. A note from Anette Chrisley: "Congratulations Kimberly on the purchase of your new home and short term rental! If you are looking for a great place to stay in the area, definitely check out this new listing!"



CEDAR HEIGHTS - BRYSON CITY

VIEW VACATION LISTING

Get away & unplug in the Cedar Heights Tiny House! Lovely views of the Smoky Mountain National Park only 1 mile from Downtown Bryson City. Near Deep Creek National Park, NOC, the AT, the Great Smoky Mountain RR & much more. You can hear the rush of the Tuckasegee River & the whistle of the Great Smoky Mountain Railroad train. Check out our reviews! We take your vacation experience very seriously, you'll love it!



DIAMOND CREEK CABIN - BRYSON CITY

VIEW VACATION LISTING

"Check out this cabin rental my clients purchased & dolled up to make it a wonderful stay! About 5 minutes to downtown Bryson City and right around the corner from Deep Creek, you'll love the cozy feeling you experience when visiting & it has everything you can imagine to make your stay an experience you won't forget! Book your vacation rental and enjoy the fall and holiday season in the heart of the Great Smoky Mountains!" – Anette Chrisley



HIDE AWAY HILL ACRES - WHITTIER

VIEW VACATION LISTING

Secluded RV campground with just 6 sites on 46 acres, offering unmatched privacy & tranquility! Discover nearby treasures Waynesville, Dillsboro, Sylva, & Maggie Valley, nestled between the Great Smoky Mountains and the Blue Ridge Mountains. "Looking for a great spot to pull your RV too to enjoy our beautiful scenery? Give my friends a call at Hide Away Hill Acres! Brand new RV Park in country setting! Easy access to 74!" – Christy Mitchell

VACATION RENTALS



BROTHER BEAR HALLOW - ALMOND

VIEW VACATION LISTING

Lovely mountain home near pond with private hot tub, fireplace, decks & firepit! 1.84 acres in Tobacco Branch Village. The community offers a covered picnic shelter + a fishing pond! Enjoy the two large decks as you sip your morning coffee or evening cocktails while taking in the majestic mountains and nearby lake. The basement is 504-square-foot and is a great place to unwind and play games. Or you might gather around the firepit for some storytelling with your group. A note from Christy Mitchell: "Congratulations to Christie and Chance on their new vacation rental!"



THE SWEET STOP - BRYSON CITY

VIEW VACATION LISTING

Danny and Teressa Sweet bought their home in 2020 and knew they wanted to give others an opportunity to enjoy the beauty of the mountain views that they enjoy everyday! They are the sweetest (pun intended with their name) couple and are looking forward to blessing others with an airbnb. The basement apartment has been remodeled from ceiling to floor is only a three minute or less drive to Bryson City. Full kitchen with full side by side refrigerator and full size stove. Could sleep more than 4 if someone wanted to sleep in lazy-boy chairs. You will not be disappointed!



THE ROUNDHOUSE - BRYSON CITY

VIEW VACATION RENTAL

Upscale wooded retreat tucked in the heart of the Smokies! Open living space with stunning high radial ceilings. Relax in the hot tub or tell stories at the fire pit as you unwind in nature. Key amenities include a brand new hot tub, fire pit with adirondack chairs, Blackstone griddle grill, washer and dryer, Starlink WiFi + dedicated workspace, coffeemaker with complimentary coffee & tea, and board games / books / puzzles / outdoor games!



HIDDEN HIDEY-HOLE

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If you're searching for an ideal spot to park your tiny home or RV amidst the breathtaking beauty of the Smoky Mountains, Hidden Hidey-Hole is the place for you! Whether you're seeking a long-term or short-term stay, this exceptional location with close proximity to a casino, enchanting waterfalls, majestic horses, & multiple shopping options, Hidden Hidey-Hole provides an unforgettable experience for nature lovers & adventure seekers!

VACATION RENTALS

From Members of Our Graduating Class **BACK-TO-SCHOOL**

Before long, the summer season will give way to back-to-school season, as students trade pool days and vacations for classrooms and new beginnings. To celebrate, our associates dusted off their high school photos and shared a few words of wisdom for today's students. We hope these snapshots from the past bring a smile and offer a little inspiration for the year ahead.



JAN NEWSOME



Graduation is a milestone that marks both an ending and a beginning. 'Try not to become a man of success, but a man of value.' - Albert Einstein



ANETTE CHRISLEY



Don't be afraid to let your creativity shine - some of the most beautiful things in life begin as ideas no one else can see yet. Stay curious, keep creating, and remember that mistakes are often just part of the process of making something wonderful.



EUGENE STRICKLAND

Don't just go through school, grow through it. Graduation isn't a finish line; if you do it right then it's an inflection point in a lifetime of growth and discovery. Stay curious, keep challenging yourself, and embrace new experiences. If you stay on the green, growing edge of life, you'll find the best version of yourself is always yet to come.

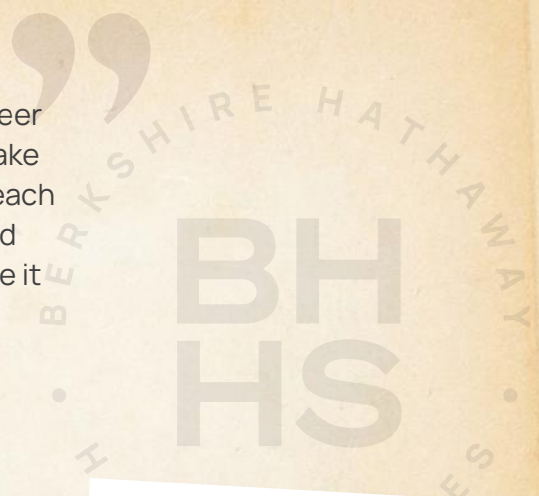


KELLI WALLACE



HOPE REAGAN

Dream Big. Choose a career that inspires you, and make it your life's work. Begin each day with purpose and end the day knowing you gave it your very best.



DANI MINER

You'll never pass this way again, so make every moment count!



JAY SPIRO



Back to school time...I remember those days! I encourage each one of you to work through changes in a positive manner and use your experiences to grow within yourselves. For those of you heading into your Senior year, remember that change is inevitable and part of life, it's how you embrace that change that makes the difference. If I could tell my younger self something it would be to not be afraid to fail...you can always try again! But learn from that failure! Be the best you that you can be, be kind to one another and try every day to do one thing that can make a positive impact on you or someone else! 'The future belongs to those who believe in the beauty of their dreams.' - Eleanor Roosevelt



CHRISTY MITCHELL

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828.788.0404

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anette@4smokys.com

christy@4smokys.com

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We are thrilled to enter our fifth year of producing, Mountain Time in the Smokys, a real estate & lifestyle guide for Western North Carolina.



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June 9, 2025



Mountain Time in the Smoky...
April 6, 2025



Mountain Time in the Smoky...
April 4, 2025



Mountain Time in the Smoky...
January 26, 2025



Mountain Time in the Smoky...
January 25, 2025



Mountain Time in the Smoky...
November 17, 2024



Mountain Time in the Smoky...
November 16, 2024



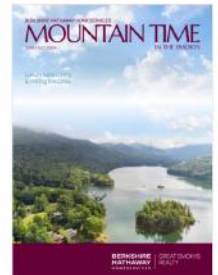
Mountain Time in the Smoky...
August 12, 2024



Mountain Time in the Smoky...
August 11, 2024



Mountain Time in the Smoky...
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June 2, 2024



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Mountain Time in the Smoky...
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January 15, 2024



Mountain Time in the Smoky...
January 14, 2024



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October 17, 2023



Mountain Time in the Smoky...
October 16, 2023

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SCAN CODE TO BROWSE
DIGITAL MAGAZINES

MOUNTAIN TIME IN THE SMOKYS

CONTRIBUTORS

Marketing the mountains at the highest level.



Anette Chrisley
828.788.0404
Anette@4Smokys.com



Renee Dietz
803.347.4168
renee@4smokys.com



Dani Miner
941.228.0804
Dani@4smokys.com



Christy Mitchell
843.409.1006
Christy@4Smokys.com



Jan Newsome
828.883.8220
Jan.newsome@aol.com



Jaclyn Reiselt
843.263.3888
jaclyn@4smokys.com



Jay Spiro
828.226.1078
Jay@4smokys.com



Eugene Strickland
Publisher



Kelli Wallace
Managing Editor



Hope Reagan
Art Director
& Graphic Designer

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