

# The Fairways



*River Oaks*

The Fairways at River Oaks is a lovely gated golf community in the middle of rolling wooded Carolina countryside. Located off I-40 at Sharon School Rd. between Hickory and Statesville, River Oaks is only fifty minutes from the Charlotte airport and downtown Charlotte, ten minutes from Statesville, twenty minutes from Hickory, and forty-five minutes from Winston- Salem. Life is convenient. Nothing could be finer.

***Tony Henderson: the prime mover and a good story***

The Fairways at River Oaks is owned by an LLC of that same name. It is managed and cared for by Tony Henderson, a Statesville native. Tony graduated from West Iredell High, then Georgia Tech. After a successful career in the US Air Force, Tony retired as a colonel in 2009. Back home, he pursued his dream to own and operate a golf course.

The stars were aligned and in 2009 Tony and others bought the River Oaks golf course and the sixty or so unsold, estate-sized lots that surrounds it. These residential building lots are called The Fairways at River Oaks. Tony moved into a spacious home on the par 3 seventh hole, his in-laws bought on the sixth hole, and he holds a lot for his daughter in hopes of tempting her back home someday. The fact is, Tony and the Fairways at River Oaks, LLC are committed to making this community special for the property owners and also for Tony's own family. This is a project of passion with the intention of doing things well from the start and sustaining excellence over the long haul.

A single membership at River Oaks requires a \$350 initiation fee and \$90 in dues per month (\$55 per month for Seniors). Additional immediate family members can be added for \$25 each per month. Not surprisingly, since 2011 memberships have grown from less than 100 to over 180. The membership total will ultimately be limited to 250. As a result of a commitment to a quality vision and passionate leadership, River Oaks is earning the reputation for being a tremendous course and a best-in-class real estate value.









*Here's a unique Incentive:*

*Five Year Free Club Membership with Lot Purchase*

In its current configuration, The Fairways has a total of 94 lots. 51 have sold and 43 lots are owned by the The Fairways and are available to purchase. Eight homes have been built as of spring 2012 with a ninth to begin by the summer or fall of 2012. Lots average a very large .75 acres in size. Because of the rolling hills of the Piedmont topography, most lots have gorgeous golf course views. There are architectural controls for builders designed to preserve architectural integrity and property values. Compared to other golf course real estate in the area, The Fairways' lots are much bigger and have better views, yet the cost is 30-50% less.

The vision for River Oaks is to be a great and sustainable, semi-private golf club in a beautiful and exclusive gated residential community. This means a jewel of a golf course with low green fees for guests and low monthly dues for its members. **And, for the time being, anyone buying a lot at the Fairways gets the first five years of membership for free. Play all you wish, paying only cart fees, for five years!**

And please check out the brand new Clubhouse at River Oaks. You'll find a fully stocked pro-shop, lounge, bar and grill, and locker rooms for both men and women. Come join us at The Fairways. Nothing could be finer.

A Golf  
Community  
Marketed  
by:



Lot #	List Price
4	\$ 49,500
1	\$ 49,500
5	\$ 55,000
2	\$ 57,000
6	\$ 63,000
7	\$ 65,000
3	\$ 57,000
8	\$ 65,000
9	\$ 66,000
10 + 11	\$ 69,500

Lot #	List Price
12	\$ 54,000
13	\$ 54,000
14	\$ 59,500
15	\$ 45,000
18	\$ 65,000
17	\$ 61,500
16	\$ 60,000
94	\$ 61,000
92	\$ 42,000
91	\$ 43,000

Lot #	List Price
84	\$ 61,000
22	\$ 69,500
24	\$ 69,500
25	\$ 69,500
26	\$ 46,000
27	\$ 47,000
28	\$ 63,000
30	\$ 66,000
33	\$ 39,500
40	\$ 60,000
41	\$ 39,500

Lot #	List Price
34	\$ 41,000
42	\$ 45,000
43	\$ 40,500
44	\$ 45,000
47	\$ 61,000
48	\$ 64,000
81	\$ 45,000
82	\$ 49,000
83	\$ 53,000
75	\$ 59,000
74	\$ 61,500

For More Information, Please Contact:

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These amounts are used for advertising purposes, and do not constitute development estimates. Estimates and amounts described and depicted herein are based on current development plans which are subject to change without notice.

Obtain a property report prepared by Florida Law and read it before signing anything. The listed agency has judged this matter to value, if any, of the property. This does not constitute an solicitation or promise of self-propping in any other prohibited.

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*The Fairways at River Oaks, LLC*  
*233 Broken Arrow Drive - Statesville, NC 28677*