



For discerning buyers:
The HOME Buying System

Moving to the Mountains

Relocation Guide



*Your guide to finding a home you love in the
Upstate of South Carolina or Western North Carolina.*



"Our purpose is to guide you to your goal of relocating to our beautiful areas of North and South Carolina — from lush rolling hills to enduringly grand vistas.

We walk, every step of the path... with you."

Ryan McAbee, Co-owner and Realtor

OUR TEAM



**Suzanne
McAbee**



**Ryan
McAbee**

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Home Ownership Made Easy

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Move



Denise Harlan

FROM GEORGIA TO NORTH CAROLINA

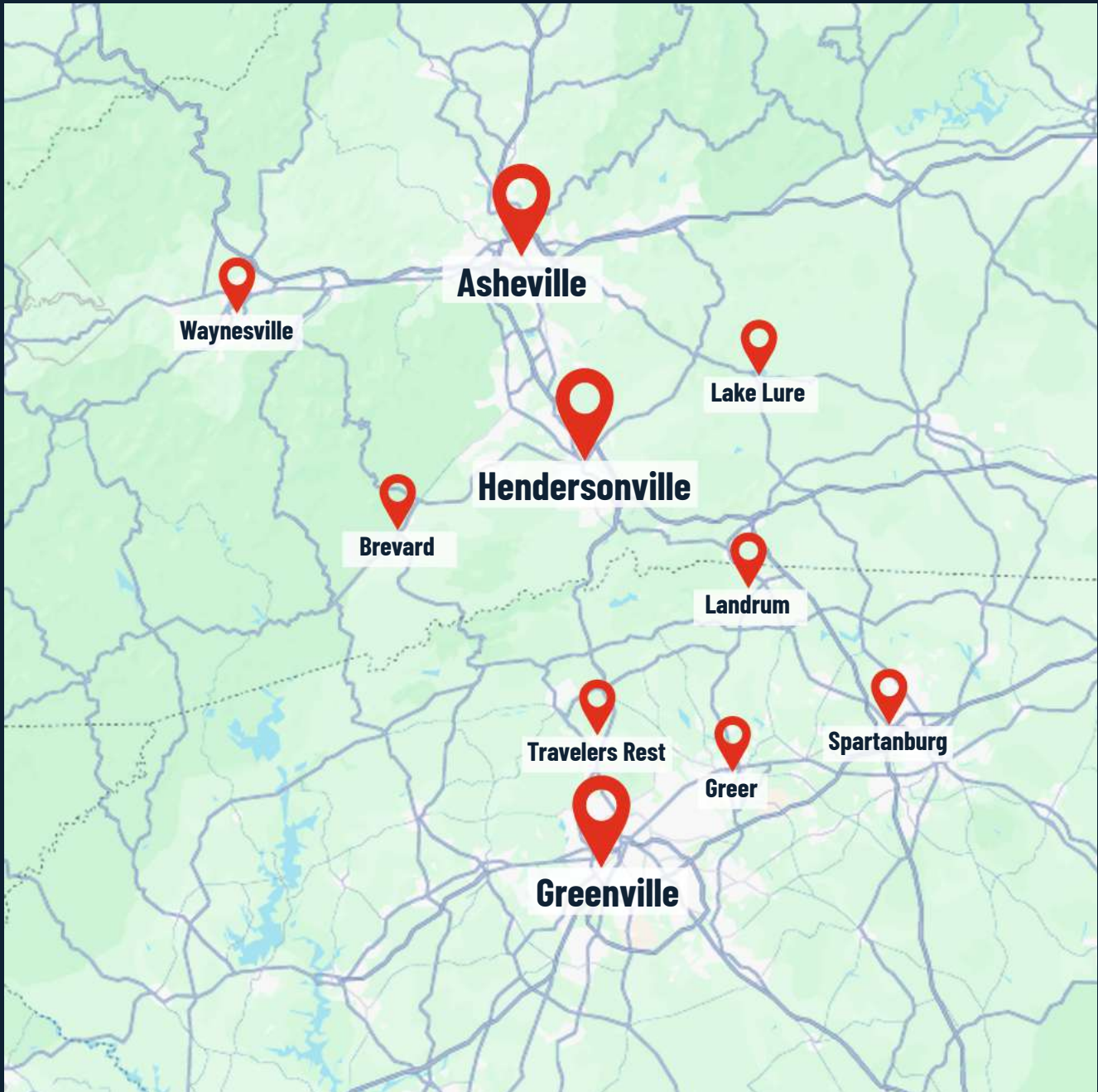
"I recently relocated to the Hendersonville, NC area from out of state. I worked closely with Ryan and Suzanne McAbee as my realtors and in all of my years of buying and selling homes, they are by far the best real estate agents with whom I've ever worked. From explaining the differences in North Carolina real estate practices and law, to working with me to find a home that "spoke" to me, to coordinating the many inspections, they were with me all the way. Even now that I've successfully closed on my Hendersonville home, they continue to check in on me...I'm very lucky to have found them and consider Ryan and Suzanne new friends."



Scan code with phone
for more reviews >>



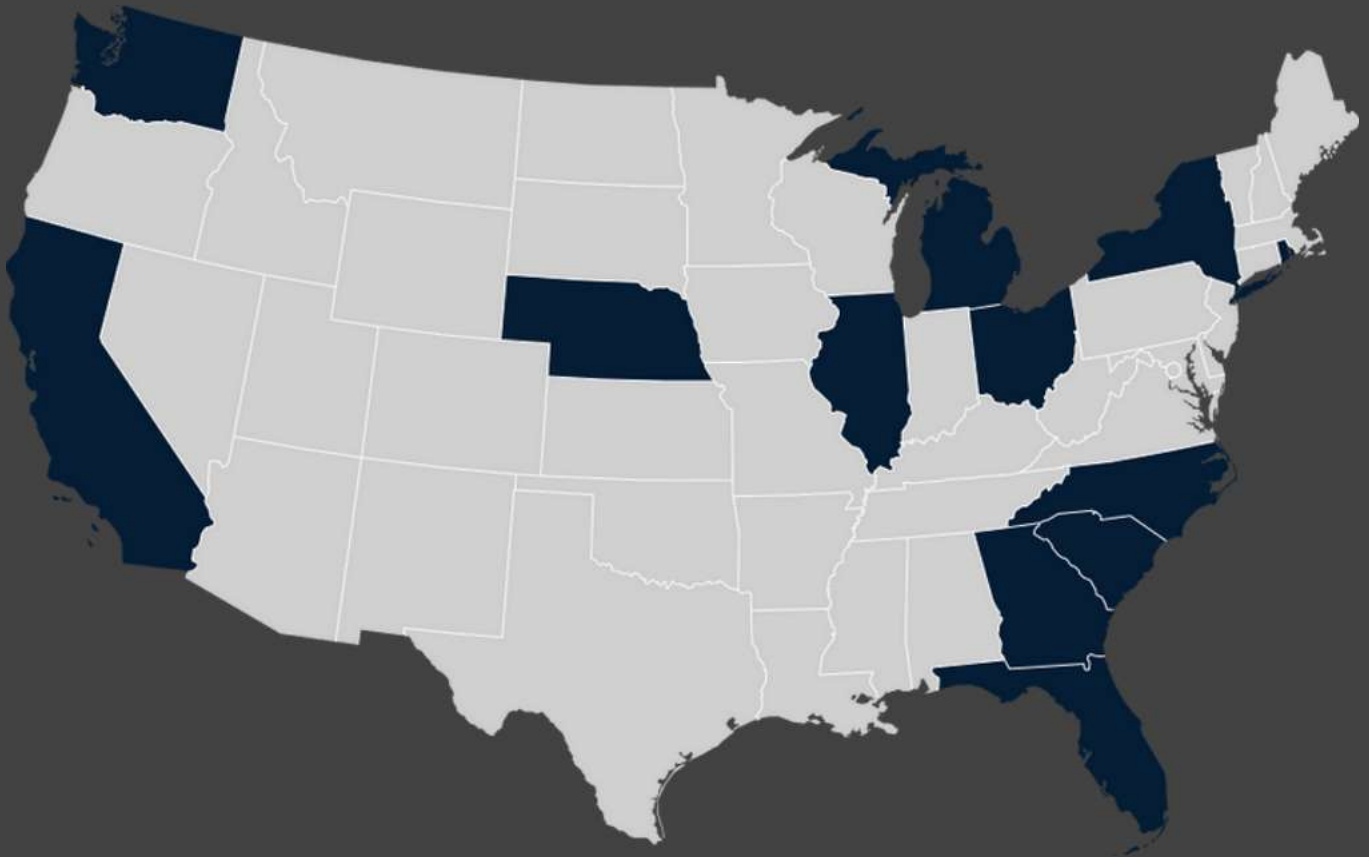
AREAS WE SERVE



North Carolina: Arden | Asheville | Brevard | Columbus | Flat Rock | Fletcher | Hendersonville | Horse Shoe | Lake Adger | Lake Lure | Laurel Park | Mills River | Saluda | Tryon | Waynesville | Weaverville

South Carolina: Duncan | Greenville | Greer | Lake Bowen | Lake Lanier | Lake Robinson | Landrum | Spartanburg | Taylors | Travelers Rest

OUR CLIENTS HAVE RELOCATED FROM



Seeking... *proximity to family*
work opportunities
retirement
slower pace of life
lower cost of living
community

ASHEVILLE



Asheville, NC is a vibrant mountain city known for its thriving arts scene, historic architecture, and access to the Blue Ridge Parkway. Nestled in Western North Carolina, it offers an ideal mix of natural beauty and urban amenities, with hiking trails, waterfalls, and scenic vistas just minutes from downtown. The city boasts a diverse food culture, award-winning craft breweries, and a strong community spirit that appeals to creatives, professionals, and retirees alike. Neighborhoods range from historic homes in Montford to modern condos in the River Arts District, offering options for every lifestyle. With its mild climate, rich culture, and active lifestyle, Asheville continues to attract home buyers seeking quality of life and a sense of place.



ASHEVILLE

NC | Buncombe County | Population 94,992

Distance to: Greenville 63 mi

35°35'44"N 82°33'07"W | Elevation: 2,134 ft



VISIT



[Biltmore Estate](#)
[Asheville Botanical Garden](#)
[Shoji Spa and Retreat](#)

SHOP



[River Arts District](#)
[Mast General Store](#)

CAFFINATE



[Old Europe Pastries](#)
[Flour](#)
[Cooperative Coffee Roasters](#)

PLAY



[Mountain Play Lodge](#)
[Asheville Yards](#)
[Zen Tubing](#)
[Asheville Tourists](#)

CRAVE



[Chestnut](#)
[Curate](#)
[Chai Pani](#)
[Bear's Smokehouse Barbecue](#)
[French Broad Chocolate Lounge](#)
[Highland Brewery.](#)
[Wicked Weed Funkatorium](#)

SLEEP



[The Inn on Biltmore Estate](#)
[Omni Grove Park Inn](#)

Did you know?

The Biltmore House, completed in 1895, stands as America's largest privately owned residence, encompassing 250 rooms, including 35 bedrooms, 43 bathrooms, and 65 fireplaces. Ahead of its time, the estate boasted modern amenities such as a 70,000-gallon indoor heated swimming pool with underwater lighting, an electric Otis elevator, and a bowling alley—remarkable luxuries during the Gilded Age.



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 1.03**

[Buncombe County Tax Website](#)

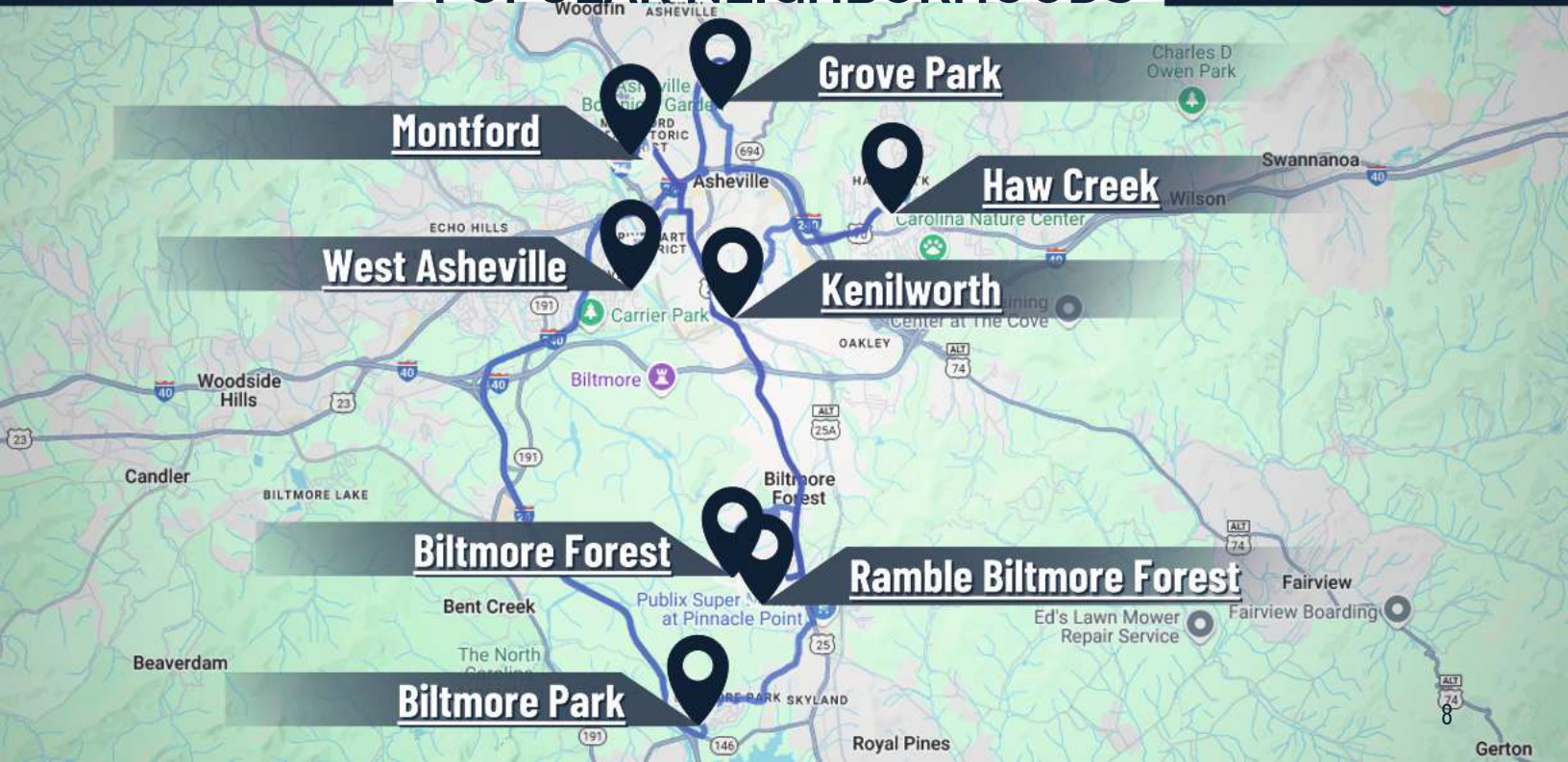


AREA SCHOOLS

- Claxton Elementary
- Asheville Middle
- Asheville High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS



HENDERSONVILLE

FLAT ROCK | HORSE SHOE | LAUREL PARK | MILLS RIVER



HENDERSON COUNTY

IN GOD WE TRUST



Hendersonville, NC, offers a delightful blend of natural beauty, cultural richness, and small-town charm, making it an attractive destination for relocating. Nestled in the Blue Ridge Mountains, the town boasts a vibrant downtown area with unique shops, art galleries, and a variety of dining options. Spend your time soaking in the outdoor beauty in the nearby parks, trails, scenic overlooks, and waterfalls. Hendersonville's strong sense of community is evident in its numerous festivals and free events, such as the annual North Carolina Apple Festival, which celebrates the region's rich agricultural heritage. No wonder it has made the best place to live and retire lists.



HENDERSONVILLE

FLAT ROCK | HORSE SHOE | LAUREL PARK | MILLS RIVER

NC | Henderson County | Population 15,466

Distance to: Asheville 24 mi | Greenville 39 mi

35°19'29"N 82°27'26"W | Elevation: 2,100 ft



VISIT



[Jump Off Rock](#)

[Dupont State Forest](#)

[The Park at Flat Rock](#)

SHOP



[Mast General Store](#)

[Art Mob Studios](#)

[Emma's Baby Boutique](#)

[Wag! A Unique Pet Boutique](#)

[Willow Hill Soap Company](#)

CAFFINATE



[Sharewell Coffee & Roastery](#)

[Black Bear Coffee](#)

[Southern Streams Coffee](#)

[Cognitive Cafe](#)

PLAY



[Pisgah Forest Gem Mine](#)

[Team ECCO Aquarium](#)

[Hands On! Children's Museum](#)

[Laua E. Corn Mini Golf](#)

CRAVE



[Postero](#)

[Shine](#)

[Brooks Tavern](#)

[Hen Dough](#)

[Claywood](#)

[Three Chopt Sandwich Shoppe](#)

SLEEP



[The Horse Shoe Farm](#)

[Elizabeth Leigh Inn](#)

[Fairfield Inn & Suites](#)



Did you know?

Hendersonville is big on local entertainment from the Hendersonville Symphony Orchestra to the musical acts at the many local breweries and wineries. Minutes away is the Flat Rock Playhouse—North Carolina’s State Theatre that offers Broadway-quality shows year-round. It’s a cultural hub in the Blue Ridge Mountains.



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 0.95**

[Henderson County Tax Website](#)

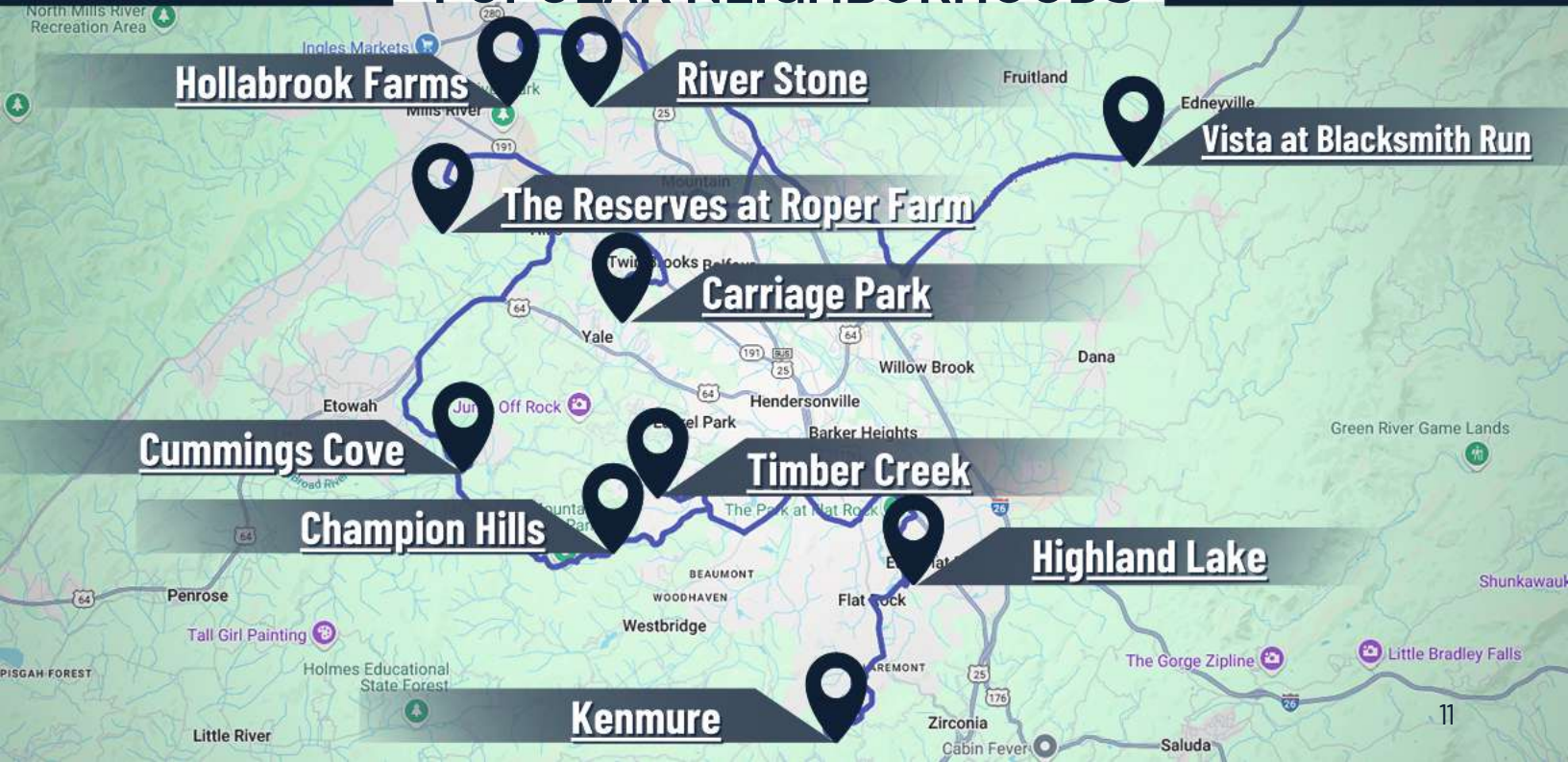


AREA SCHOOLS

- Bruce Drysdale
- Hendersonville Middle
- Hendersonville High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS



BREVARD



Brevard, NC is a charming mountain town celebrated for its breathtaking natural beauty and small-town appeal. Known as the “Land of Waterfalls,” the area is surrounded by over 250 cascades and expansive public lands, offering endless opportunities for hiking, biking, and outdoor recreation. Its vibrant arts and music scene, highlighted by the world-renowned Brevard Music Center, adds a cultural richness that draws residents and visitors alike. The walkable downtown is filled with local shops, galleries, and cafés, giving the community a warm, welcoming atmosphere. It is also the gateway to Pisgah National Forest and conveniently located 25-minutes to the Asheville Airport.



BREVARD

NC | Transylvania County | Population 7,973

Distance to: Asheville 35 mi | Greenville 48 mi

35°14'38"N 82°43'35"W | Elevation: 2,231 ft



VISIT



[Pisgah National Forest](#)

[Looking Glass Waterfalls](#)

[Cradle of Forestry in America](#)

SHOP



[A Blast from the Past](#)

[O P Taylors Toy Shop](#)

[D.D. Bullwinkel's Outdoors](#)

CAFFINATE



[Quotations Coffee Spot](#)

[Earthling Coffee](#)

[Sully's Steamers](#)

PLAY



[Franklin Park](#)

[Brevard Rock Gym](#)

[White Squirrel Arcade](#)

CRAVE



[The Square Root](#)

[Morning Social](#)

[Smoke on BBQ](#)

[Corky's Dawg House](#)

SLEEP



[Holiday Inn Express](#)

[Hampton Inn](#)

[The Bromfield Inn](#)



Did you know?

Brevard hosts an annual White Squirrel Festival in May honoring the town's rare white squirrel population. This three-day festival, held each Memorial Day weekend, transforms downtown into a lively hub featuring live music, local artisans, food vendors, and craft breweries, all celebrating Brevard's distinctive mascot .



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 1.14**

[Transylvania Tax Website](#)

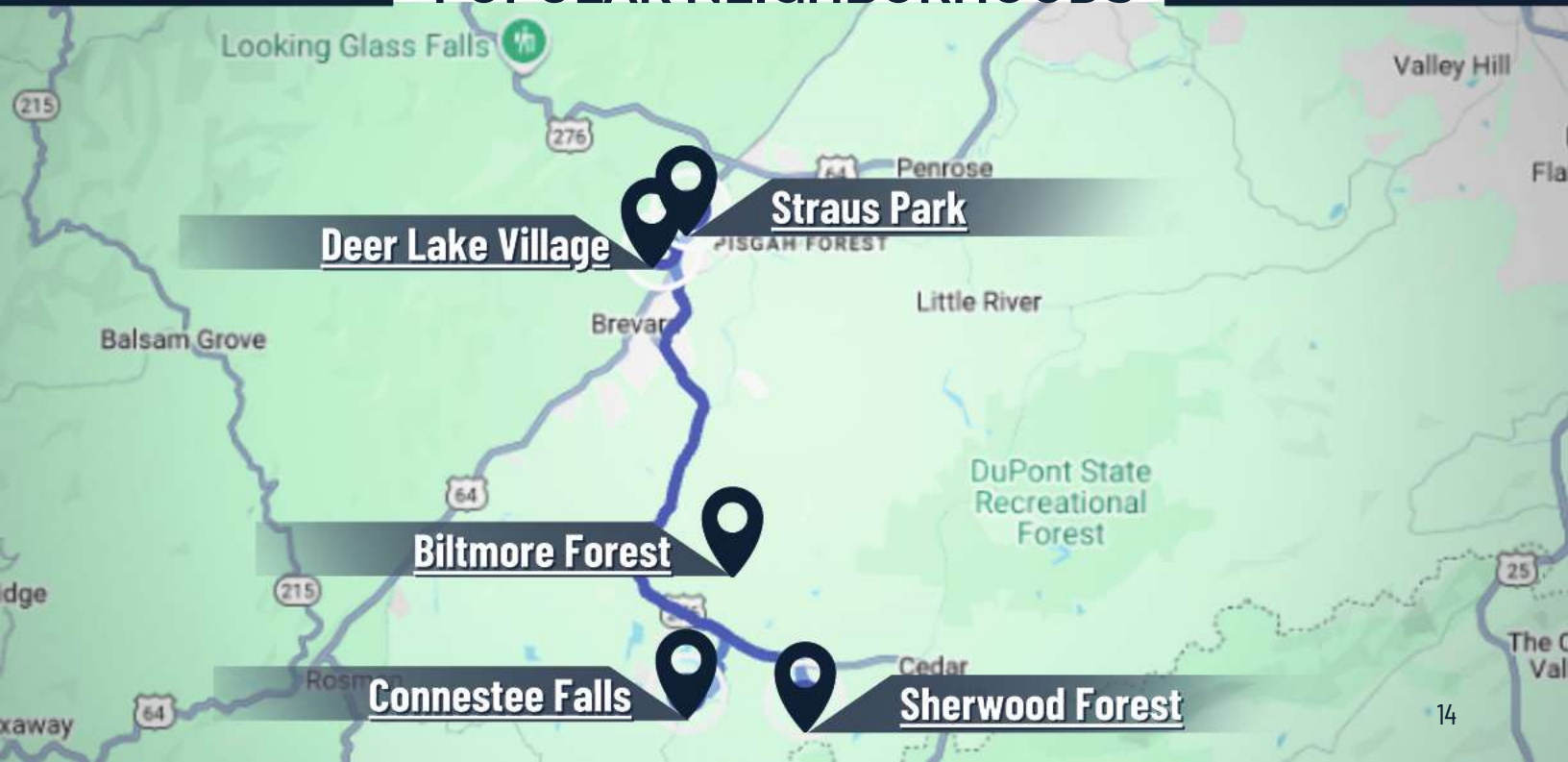


AREA SCHOOLS

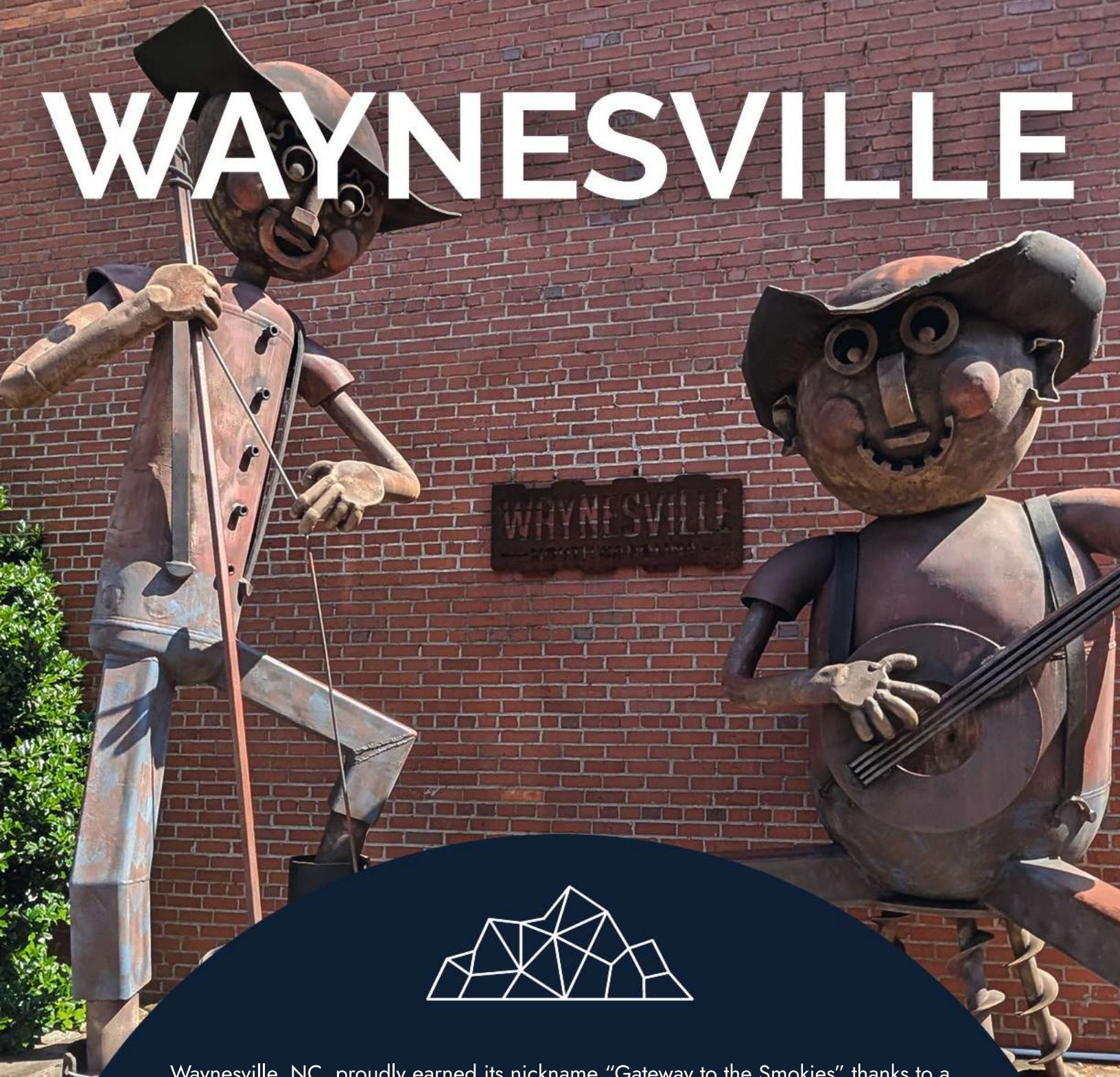
- Pisgah Forest Elementary
- Brevard Middle
- Brevard High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS



WAYNESVILLE



Waynesville, NC, proudly earned its nickname “Gateway to the Smokies” thanks to a striking arch that once spanned Main Street, welcoming travelers toward the Great Smoky Mountains National Park. Originally erected in 1933 to celebrate the creation of the park, the arch became a beloved local landmark— and in June 2024, an updated version was reinstalled amid joyful ceremony, rekindling that sense of heritage and connection to the mountains. Today, the town continues to embody its scenic role with easy access to the Cataloochee entrance of the park and the Blue Ridge Parkway, making it an ideal base for exploring the Smokies while enjoying Waynesville’s own vibrant cultural scene, artisan eateries, and public art-lined downtown.



WAYNESVILLE

NC | Haywood County | Population 10,140

Distance to: Asheville 31 mi | Greenville 83 mi

35°29'0"N 82°59'40"W | Elevation: 2,697 ft



VISIT



[Shelton House](#)

[Haywood's Historic Farmers Market](#)

[Folkmoot Festival](#)

SHOP



[Affairs of the Heart](#)

[The Southern Loft Boutique](#)

[High Country Furniture & Design](#)

CAFFINATE



[Kandi's Cakes & Bake Shop](#)

[Orchard Coffee](#)

[Panacea Coffeehouse](#)

PLAY



[Waterrock Knob Trail](#)

[Graveyard Fields Loop Trail](#)

[Cataloochee Valley \(elk viewing\)](#)

CRAVE



[Sweet Onion Restaurant](#)

[Birchwood Hall](#)

[The Chef's Table](#)

SLEEP



[Oak Park Inn](#)

[Wildrest Hotel](#)

[The Swag](#)



Did you know?

Waynesville is steeped in notable history — most famously, the last confirmed shot of the American Civil War east of the Mississippi was fired just east of town at White Sulphur Springs on May 6, 1865, when local Confederate troops engaged a Union detachment, making it one of the Civil War's most unusual and symbolic closing chapters.



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 1.03**

[Haywood Co. Tax Website](#)

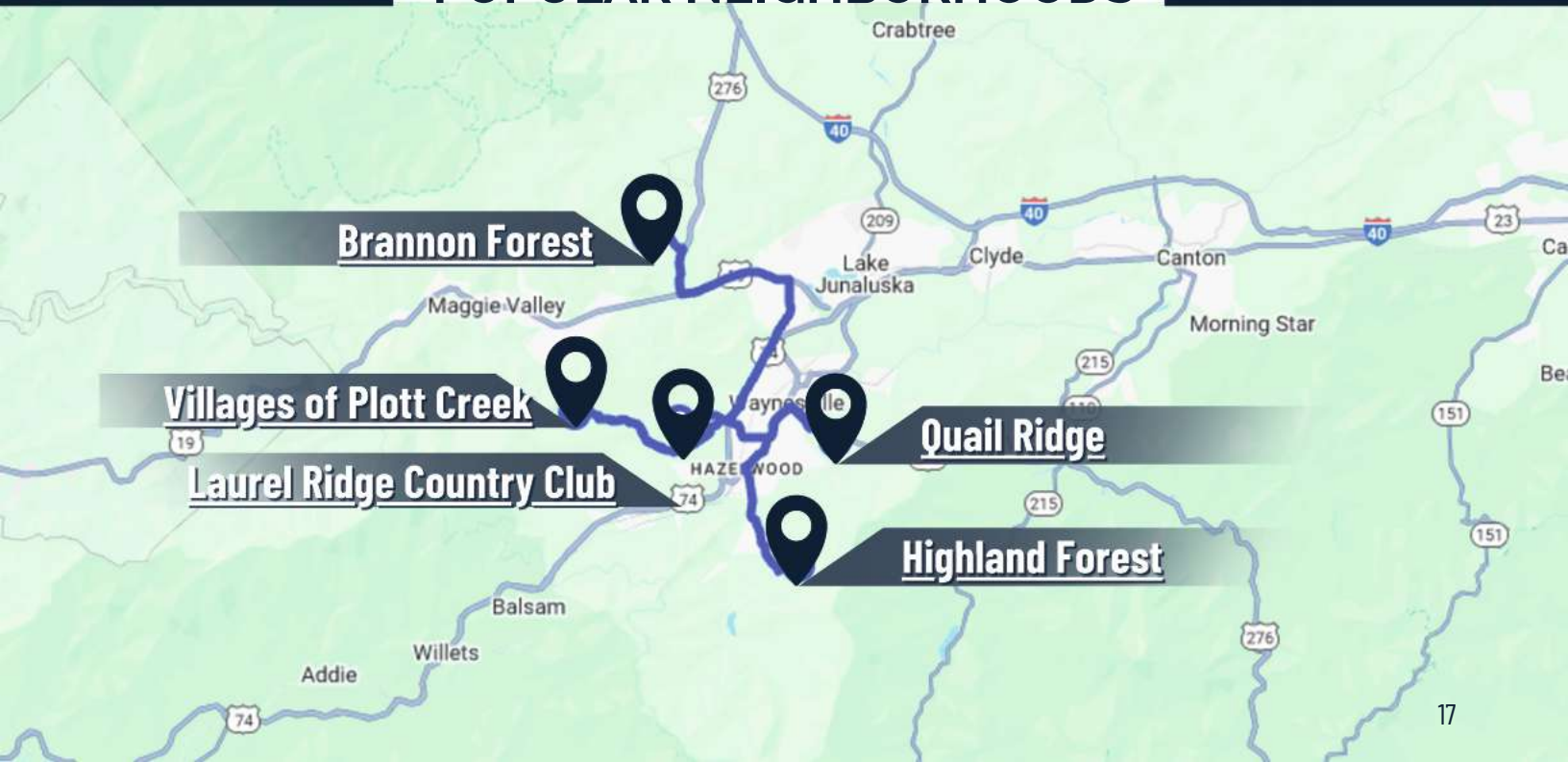


AREA SCHOOLS

- Clyde Elementary
- Waynesville Middle
- Central Haywood High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS



ARDEN



Arden, NC is a scenic and highly sought-after community nestled between Asheville and Hendersonville in the heart of the Blue Ridge Mountains. Known for its family-friendly neighborhoods, top-rated schools, and close proximity to outdoor recreation, Arden offers a perfect balance of suburban comfort and natural beauty. Residents enjoy quick access to the Asheville Regional Airport, major employers, and the shopping and dining conveniences of South Asheville. It's a peaceful, well-connected place to call home for those looking to enjoy Western North Carolina living at its best.



ARDEN

NC | Buncombe County | Population 23,516

Distance to: Asheville 10 mi | Greenville 51 mi

35°27'58"N 82°30'59"W | Elevation: 2,218 ft



VISIT



[Lake Julian Park](#)

[The North Carolina Arboretum](#)

SHOP



[Biltmore Park Town Square](#)

[Tanger Outlets Asheville](#)

CAFFINATE



[All is Well Cafe](#)

[Biscuit Head](#)

PLAY



[Mountain Play Lodge \(kids\)](#)

[Collier Cove Nature Preserve](#)

[Blue Ridge Parkway](#)

CRAVE



[12 Bones Smokehouse SOUTH](#)

[Rocky's Hot Chicken Shack Arden](#)

[Post 25 Kitchen & Lounge](#)

SLEEP



[Hilton Asheville Biltmore Park](#)

[Courtyard Asheville Airport](#)

[Hyatt Place Asheville Airport](#)



Did you know?

The North Carolina Arboretum's Winter Lights is a dazzling open-air walk-through light show featuring over one million energy-efficient LED lights that illuminate the gardens in Asheville. Running nightly from mid-November through December 31, the event showcases beloved displays like the 50-foot animated Tree of Light and the musical Quilt Garden, alongside new interactive installations such as the Enchanted Oasis and a shimmering ice castle.



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 0.62**

[BUNCOMBE COUNTY TAX WEBSITE](#)

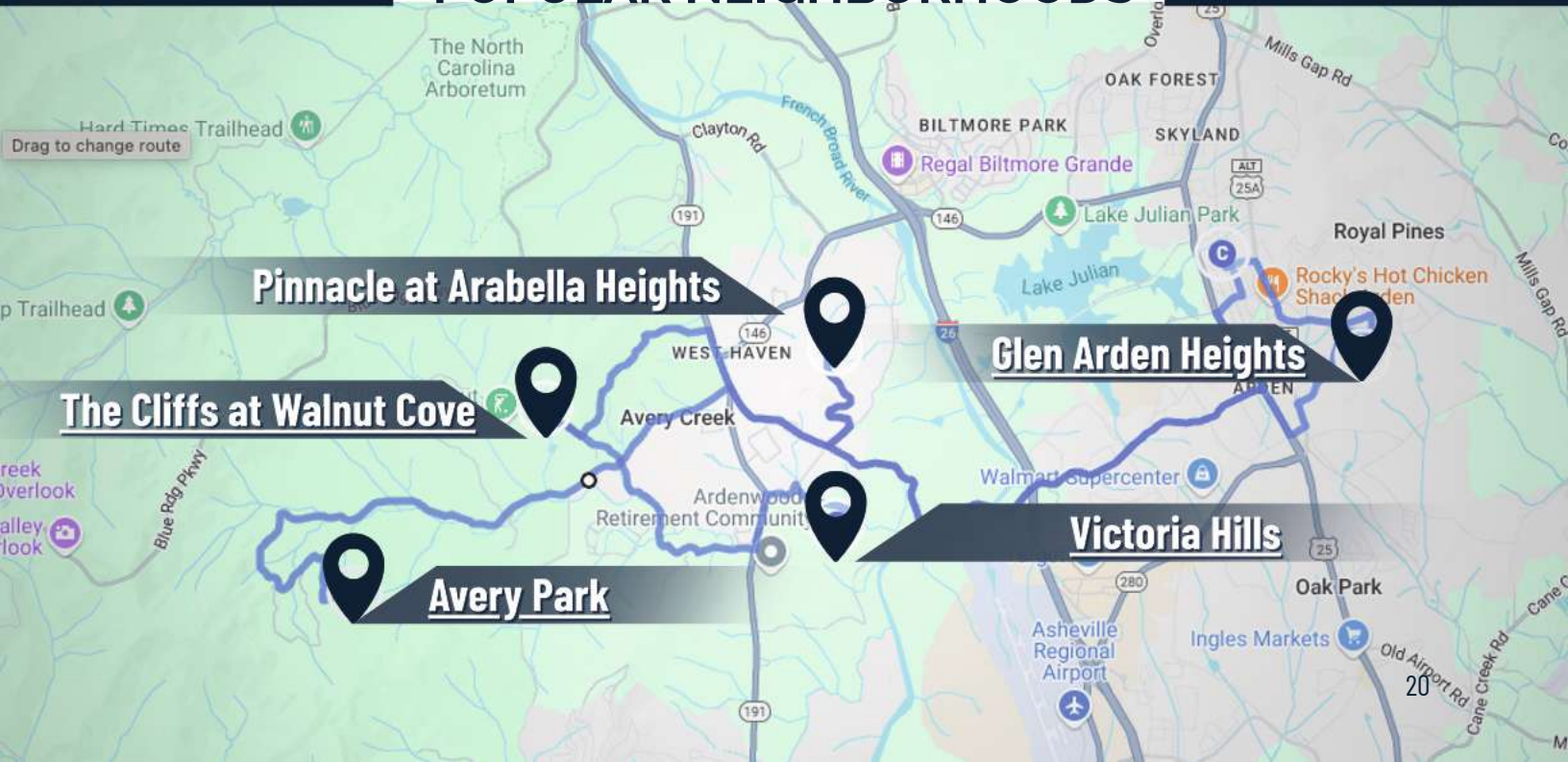


SELECTED AREA SCHOOLS

- Glenn C Marlow Elementary
- Valley Springs Middle
- TC Roberson High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS





SALUDA & TRYON



Saluda and Tryon, NC, are charming mountain towns nestled at the base of the Blue Ridge Mountains, offering a blend of natural beauty, rich history, and a vibrant arts scene. Both towns boast close-knit community atmospheres. Tryon is located approximately 1,000 ft lower in elevation in what is known as an milder temperature isothermal belt. The Saluda Grade, once the steepest mainline standard-gauge railway in the U.S. that traveled between the two towns, is now a point of historical interest. Outdoor enthusiasts can explore nearby attractions like Pearson's Falls, a 90-foot waterfall set within a 268-acre botanical preserve, and the Green River, popular for kayaking and tubing. Both towns host annual events like the Tryon Block House Steeplechase and Saluda Coon Dog, amongst other festivals.



SALUDA

NC | Polk & Henderson County | Population 631

Distance to: Asheville 33 mi | Greenville 35 mi

35°14'15"N 82°20'49"W | Elevation: 2,179 ft



VISIT



[Saluda Depot Museum](#)

[The Gorge](#)

[Green River Adventures](#)

SHOP



[River Dog Run](#)

[MA Pace General Store](#)

CAFFINATE



[Wakey Monkey](#)

[Wildflour Bakery](#)

PLAY



[McCreery Park](#)

[Pearson Falls](#)

CRAVE



[The Purple Onion](#)

[Green River BBQ](#)

[K's NY Pizza](#)

[Ward's Grill](#)

SLEEP



[The Saluda Inn](#)

[The Orchard Inn](#)





TRYON

NC | Polk County | Population 1,562

Distance to: Asheville 43 mi | Greenville 32 mi

35°12'31"N 82°15'03"W | Elevation: 1,063 ft



VISIT



[Nina Simone Plaza](#)

[Tryon International Equestrian Center](#)

SHOP



[Upstairs Artspace](#)

[Southern Agenda](#)

CAFFINATE



[Tryon Coffeehouse](#)

[Valhalla Cakes & Cafe](#)

[Katie De's NY Bagels](#)

PLAY



[Rogers Park](#)

[Harmon Field](#)

CRAVE



[Sidestreet Pizza](#)

[KD's Sea Shack](#)

[Brooks Tavern](#)

SLEEP



[1906 Pine Crest Inn](#)

[Columbus Inn & Suites](#)



Did you know?

The Tryon Block House Steeplechase, inaugurated in 1947, is North Carolina's oldest steeplechase event and one of the longest-running in the United States. This annual spring tradition combines world-class horse racing with vibrant social festivities, including tailgating, hat contests, and family-friendly activities.

Saluda



**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 0.70**
[Polk County Tax Website](#)
[Henderson County Tax Website](#)



AREA SCHOOLS

- Saluda Elementary
- Polk County Middle
- Polk County High

[NC School Report Cards](#)

Tryon

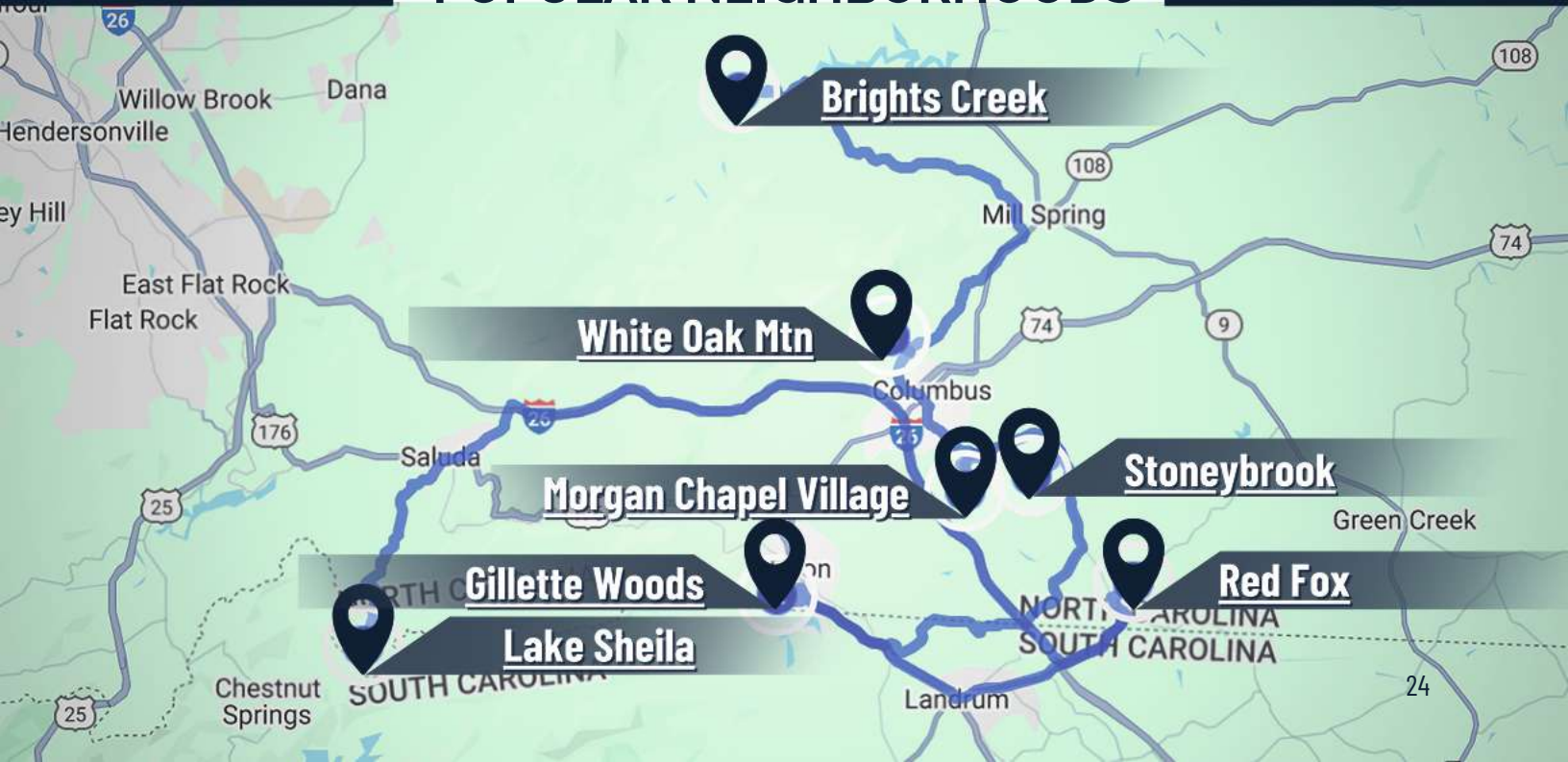
**APPROXIMATE EFFECTIVE
PROPERTY TAX RATE: 0.68**
[Polk County Tax Website](#)

AREA SCHOOLS

- Tryon Elementary
- Polk County Middle
- Polk County High

[NC School Report Cards](#)

POPULAR NEIGHBORHOODS



kw MOUNTAIN
PARTNERS
KELLERWILLIAMS.

KELLERWILLIAMS
Luxury
Live Play WNC Team



404 SOUTH MAIN STREET
HENDERSONVILLE, NC 28739

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