

# FORMERLY CLUB WYNDHAM FAIRFIELD MOUNTAINS - MAPLE RIDGE



**BID DEADLINE JUNE 18** .....

## 68 Units at Blue Ridge Mountain Resort

Offered Fee Simple, Free of Club Wyndham Brand Agreement  
Well Suited for Repositioning as Short Term  
Rentals or Condo Sell-Out



### DETAILS

Following coordination with individual homeowners' associations, this asset, formerly operated as Club Wyndham Fairfield Mountains at Maple Ridge, will be offered for sale through Hilco Global.

Located within the scenic Blue Ridge foothills of western North Carolina, this offering presents a rare opportunity to acquire 68 condominium-style units within the established Club Wyndham Fairfield Mountains resort in the Lake Lure market. The units are being conveyed fee simple, free and clear of any prior timeshare association structure and will be subject to the governing homeowners' association.

The property's mountain setting, established infrastructure and access to outdoor recreation provide multiple avenues for continued hospitality use, residential repositioning or alternative adaptive reuse strategies.

### LOCAL INFORMATION

The property is situated within the master-planned Fairfield Mountains Resort community in Lake Lure, North Carolina, a picturesque Blue Ridge foothill town approximately 45 minutes southeast of Asheville. The area offers lakefront recreation, golf, hiking and mountain resort living. Surrounding uses are a mix of vacation homes, small inns and recreation amenities (marina, clubhouse and golf). This is one of North Carolina's most stable second-home and short-term rental submarkets with consistent year-round visitation from the Charlotte, Greenville and Atlanta metros.

### BANKRUPTCY INFORMATION

U.S. Bankruptcy Court Western District of North Carolina Bankruptcy Court Case No. 25-40271 (AAE)  
*In re:* Maple Ridge Property Owners Association, Inc.



747 Buffalo Creek Rd.  
Lake Lure, NC



**Building Count** 13 Buildings



**Building Size** 59,909± SF Total



**Year Built** 1985



**Parcel Size** 5.29± AC



**Unit Count** 68



**Unit Mix** (56) 1 BR A/B  
Lock Off  
(12) 2 BR



**Parking** 2 Spaces / Unit



**Zoning** Resort Residential  
/ Mixed-Use



**Taxes (2024)** \$222,284

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