

Tellico Village Fact Sheet

Since its first homesite was sold in 1986, Tellico Village has grown to a community of nearly 7,000 year-round residents. Together, these Villagers have created a warm and caring environment that welcomes newcomers and builds lifelong friendships.

The following provides just a few of the reasons why families who have moved here from every part of the country "Tell'Em It's Better At Tellico Village".

Superior Amenities:

- **Tellico Lake** – Sits on 5,500 breathtaking acres along Tellico Lake, voted "one of the 10 best places to live and boat" in 2012 by Boaters magazine.
- **The Great Smoky Mountains** - Provides a picturesque backdrop to Tellico Lake, with Great Smoky Mountains National Park only 45 minutes away.
- **Three private, championship golf courses** – Challenging, scenic, beautifully maintained courses, each with its own distinctive design and personality.
- **Three golf course clubhouses** – Each including a full service restaurant and a fully-equipped pro shop with adjacent golf practice facilities.
- **The Wellness Center** – A 27,000 square foot state-of-the-art fitness facility with indoor swimming pool and four Har-Tru tennis courts
- **Chota Recreation Center** – Includes full-sized gymnasium, large meeting rooms, three lighted hard-surface tennis courts, four pickleball courts.
- **The Tellico Village Yacht Club** - Social and dining center of the Village, features casual upscale dining prepared by an international chef.
- **Kahite Activity Center; Family Park and Pavilion** – Just two of the additional amenities available to all Tellico Village residents.

Superior Location:

- **Ideal Climate** - Four distinct seasons with beautiful springs, breathtaking falls, and temperate winters and summers.
- **Strategic Location** – Just 31 miles from Knoxville and minutes away from I-75 and I-40...with 60% of U.S. population within a day's drive.
- **Outstanding Healthcare Facilities** – Offering a choice of many nationally recognized healthcare providers.
- **Convenient to Major Shopping Venues** – Just 20 minutes from Turkey Creek, Knoxville's leading shopping destination, and close to a host of leading retailers.

Superior Value:

- **No Tennessee state income tax**
- **Low property taxes**
- **No state inheritance tax beginning 2016**
- **Low monthly assessments** - About \$101 per month includes memberships for all amenities (including three championship golf courses).
- **Financial Stability** – Tellico Village is one of the most financially sound and stable recreational communities in the country.

Contact Us:

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