



HIGHLIGHTS

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Location:

486 Onteora Blvd,
Asheville, NC 28803

of bedrooms:

Three

of bathrooms:

Two and a half

More:

Fire Pit, Hot Tub, Back
Deck and Covered Front
Porch

Welcome to Asheville!

We're so glad you've chosen Cedar & Sage Cottage for your stay. Whether you're here to soak in the mountain views, savor the incredible local food, or wander through Asheville's vibrant downtown, we hope your time is as restful and memorable as can be.

This home is a special place for us—nestled in the heart of nature, yet close to everything that makes Asheville so magical. We've filled the cottage with cozy touches and thoughtful details, and we hope you feel right at home the moment you arrive.

In the back of this guidebook, you'll find a curated list of some of our favorite local spots—from coffee shops and hiking trails to hidden gems downtown. If you're looking for anything in particular, don't hesitate to reach out. You can text or message us anytime before or during your stay. We're happy to help make your time here exactly what you need it to be.

Welcome to the mountains.

Jesse and Barb

About us

Meet Your Hosts

Hi there—we're Jesse and Barb Jantz, the husband-and-wife team behind Jantz Properties. We live in the peaceful foothills of California with our three wonderful kids, three fluffy Babydoll sheep, and a charming crew of ever-multiplying cats. Our love of travel and genuine connection inspired us to begin our hospitality journey, starting with a cozy home in the heart of Asheville, NC. What began as a dream getaway spot has grown into something much more meaningful—a way for us to share comfort, beauty, and a sense of belonging with guests from all over.

As founders of a small-batch coffee roasting company in California, we're passionate about great coffee and believe it should be part of any great vacation. That's why you'll find a curated coffee setup in every one of our homes—crafted for slow mornings and savored moments. For us luxury lives in the quiet comforts—warm light, thoughtful touches, and the feeling of home, wherever you are. Through thoughtful design, curated details, and intentional spaces, we aim to make every stay feel special.

We're so glad you're here!

With gratitude,
Jesse & Barb

Contact info:

Barb Phone: 209-631-2548

Email: info@jantzproperties.com

Emergency info:

Mission Hospital
509 Biltmore Ave,
Asheville, NC 28801

Anything else:

Fire Blanket and extinguisher are located under the kitchen sink on the right. The laundry room has any cleaning supplies you may need. Extra towels are located in the main bathroom upstairs, as well as the primary suite closet.



*Jesse & Barb
and family*

Check in and out

Check in:

- Enter the home through the front door of the property with the keypad lock. To unlock, press “house” icon to light up the keypad, then enter 4 digit code provided to you in check-in instructions. To lock, press “lock” button.
- Thermostat for main floor is located across from the kitchen island.
- Thermostat for second floor is behind door in primary suite.
- Wifi network: Jantz Properties Guest
Password: Relax2424

Check out:

- Start the dishwasher
- Remove or throw out all perishable foods.
- Empty & Wash Coffee Filters
- Take trash to bin outside.
- Lock doors.

Hot Tub:

- Adjust the temperature: Press the temperature button to increase.
- To lower the temperature: Press the temperature button, wait a few seconds, then press it again.
- You can control the intensity of the jets for each seat using the individual black knob located above the water line near each seat.
- Always return the spa temperature to 100°F after use.

Bluetooth Speaker Instructions:

- Press the Bluetooth button and wait 15 seconds.
- You will hear a chime, indicating it is now discoverable.
- Connect to SCO12345 on your device and enjoy your music!
- Please be respectful of neighbors and keep music at a low volume.

House rules:

Please treat our house like your own home.

- No smoking on property
- No pets unless otherwise discussed
- No parties over 8 people.
- Lock the house each time you leave the property.
- Please respect our neighbors and limit noise after 10 pm.
- Please don't hide stains or damage done to property, The sooner we know about issues the better we can fix them for future guests.



Food



BREAKFAST

Biscuit Head

733 Haywood Rd
828-333-5145

Sunny Point Cafe

626 Haywood Rd.
828-252-0055

Green Sage Cafe

5 Broadway St.
828-252-4450

Liberty House Coffee & Cafe

221 S Liberty St.
828-505-2236

Hole Doughnuts

168 Haywood Rd..
828-774-5667
(Closed Wednesdays)

Lunch

Miyako House

Casual Japanese Sushi

122 College St. #B
828-785-1501

Botiwalla

Indian Street Food

697 Haywood Rd.
828-209-8627

White Duck Taco Shop

Fresh and Unique Tacos

12 Biltmore Ave
828-232-9191



Food



DINNER

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Luminosa

Farm to Table Italian

20 Battery Park Ave Floor 1
828-271-9808

Chestnut

New American

48 Biltmore Ave
828-575-2667

Chai Pani

Indian Street Food

32 Banks Ave
828-254-4003

Table

New American | Southern

18 N Lexington Ave
828-505-7676
(closed Tuesday's)

12 Bones Smokehouse

BBQ Restaurant & Brewery

2350 Hendersonville Rd, Arden
828-687-1395

Drinks + Treats

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French Broad Chocolate Lounge

**Mid-day treat for all things
chocolate.**

10 S Pack Square
828-252-4181

Old Europe Bakery

European-Style Pastries & Coffee

271 W Hancock Ave
706-410-1043

AVL Charcuterie

Charcuterie Pickup or Delivery

25 Page Ave Suite 102

Use code "CEDAR" for 10% off your
purchase - a special offer just for
our guests.



Activities

Biltmore Estate:

Step into elegance at the Biltmore Estate, a 250-room mansion built in 1895 by George Vanderbilt. Wander grand halls, stroll vibrant gardens, and take in panoramic mountain views. Don't miss the complimentary wine tasting at the on-site winery.

Local Tips:

- Buy tickets ahead at biltmore.com
- Mornings are quieter for touring
- Great dining on-site—Cedric's Tavern is a favorite

Plan to spend most of the day—there's so much to explore!

Pisgah National Forest:

Blue Ridge Mountains

With over 500,000 acres of lush forest, waterfalls, and scenic mountain trails, Pisgah is an adventurer's dream. Explore iconic spots like Looking Glass Falls, take a dip at Sliding Rock, or catch sunrise from Black Balsam Knob's open summit.

Favorite Trails:

- Moore Cove Falls – Easy, family-friendly trail to a waterfall you can walk behind
- John Rock Loop – Moderate, with sweeping views from exposed rock outcrops
- Black Balsam Knob – Short, breathtaking hike along the Art Loeb Trail with 360° views

Local Tips:

- Cell service can be spotty—download maps ahead of time
- Stop at the Pisgah Ranger Station near Brevard for trail info
- Snap a photo of the trail map at the trailhead before you begin

From peaceful forest walks to epic overlooks, Pisgah is a must for any nature lover.

River Arts District:

Wander through a vibrant community of working artists nestled in historic riverfront warehouses. In the River Arts District (RAD), you can watch painters, potters, woodworkers, glassblowers, and more in action, explore one-of-a-kind studios, and take home truly special handmade pieces.

Featured Artist:

Molly Courcelle – Wedge Studios, Studio 2A

Molly's soft, expressive paintings draw inspiration from Scripture and the natural beauty of the Blue Ridge. Her Wedge Building studio offers a serene space to watch her work and browse a curated gallery—don't miss the opportunity to meet her and see her art up close.

Glass-Blowing Demo:

Small Batch Glass – 46 Craven St

Watch live glass-blowing demos in the hot shop, where Asher Holman shapes glowing molten glass into beautiful works of art. Their gallery is open daily and offers a fascinating look at this dynamic craft.

smallbatchglassblowing.com

Recommended Studios:

- Wedge Studios – A creative hub with over 30 artists, plus a brewery and artisan eats
- North Carolina Glass Center – A nonprofit studio with daily demos and hands-on experiences

Local Tip:

Park and explore on foot! The RAD is walkable, with most studios along a scenic mile stretch of the French Broad River. Wear comfy shoes, bring water, and check studio hours—many are open Thursday–Sunday. Visit on Second Saturdays for special artist demos, live music, and pop-up events throughout the district.

Guided Adventures:

Looking to add a little thrill to your mountain retreat? Whether you're chasing whitewater or scaling rock faces, Asheville is surrounded by opportunities to explore with expert guides by your side.

White Water Rafting

– French Broad Adventures – Marshall, NC

Located just a short, scenic drive from Asheville, French Broad Adventures offers unforgettable white water rafting trips on one of the oldest rivers in the world. Whether you're new to rafting or a seasoned paddler, their friendly and experienced guides make it fun, safe, and splash-filled. A perfect way to cool off on a warm mountain day.

www.frenchbroadrafting.com

Waterfall Rappelling, Canyoneering, Rock Climbing & Mountain Biking

– Pura Vida Adventures – Brevard, NC

For those craving something a bit more off-the-beaten-path, Pura Vida Adventures is a must. From rappelling down stunning waterfalls to navigating canyons, climbing rock faces, or mountain biking through lush forest trails, this is adventure at its finest.

Ask for Joe—he's an incredible guide with a deep knowledge of the area and a true passion for what he does. Every trip feels like a one-of-a-kind experience.

www.pvadventures.com

Asheville Food Tours:

Asheville Food Tours are a delicious way to explore the city's vibrant culinary scene—guides will lead you through locally loved restaurants, hidden gems, and chef-driven favorites. Book your tour with Stu as your guide for an especially fun and memorable experience. Use code "cedarsage15" for an exclusive guest discount, and plan your tour early in your stay so you'll know exactly which spots you want to return to for dinner or cocktails later in the week.

Blue Ridge Parkway:

"America's Favorite Drive"

Winding through the heart of the Blue Ridge Mountains, the Parkway offers miles of breathtaking views, peaceful overlooks, and access to some of the region's most beloved hikes. Whether you're up for a scenic drive, a leisurely picnic, or a sunrise hike, this iconic route is a must during your stay.

Favorite Stops Near Asheville:

- Craggy Gardens – Short hike to sweeping vistas, especially stunning in spring and fall
- Mount Pisgah – A classic summit hike with rewarding views
- Devil's Courthouse – Steep, quick climb to panoramic mountain scenes
- Folk Art Center (Milepost 382) – Local Appalachian crafts and live demonstrations

Top Photo Spots:

- Craggy Pinnacle – Breathtaking views of the ridgelines at sunrise or sunset
- Looking Glass Rock Overlook (Milepost 417) – A signature Parkway view of the giant granite monolith
- Linn Cove Viaduct (Milepost 304) – Iconic curved bridge hugging the mountainside
- Cowee Mountains Overlook (Milepost 430) – Layered mountain views, especially magical in the early morning

Local Tips:

- Bring layers—temps drop quickly at higher elevations
- Pack snacks or lunch—many overlooks have picnic tables with views
- Gas up before you go—no fuel stops on the Parkway
- Download maps in advance—cell service is spotty

Whether you're just cruising for an hour or spending the day winding through ridgelines, the Parkway is one of the best ways to experience the natural beauty of Western North Carolina.

The Land of the Sky

Why Asheville Captures the Heart

Tucked between misty ridgelines and ancient forests, Asheville has long been called “The Land of the Sky”—a name that speaks to its breathtaking mountain vistas and ever-changing light. The nickname was popularized in the late 1800s, when writer Frances Tiernan (under the pen name Christian Reid) published her romantic novel *The Land of the Sky*, set in these very mountains.

Today, the phrase still captures the soul of this region—where wide open skies meet rolling blue ridges, and every turn in the road offers a new kind of beauty. It’s a place where time slows, senses sharpen, and nature feels near.

From the golden glow of a Blue Ridge sunrise to the hush of fog settling in the valleys, this is a land meant to be experienced slowly. Whether you're hiking along windswept balds, savoring a cup of coffee on the porch, or stargazing far from city lights—you're part of a long tradition of travelers drawn here by wonder, beauty, and rest.

We hope this place wraps around you the way it has for so many before.

Welcome to the Land of the Sky.



Stay with us again

We've loved hosting you here in Asheville and would be honored to be your home away from home again.

While Airbnb is a wonderful way to connect, it does come with extra fees—for both you and us.

When you book directly, you'll always get the best rate and avoid those added costs.

We'd be so happy to welcome you back. To plan your next stay and save, reach out to us directly or visit our website:

www.jantzproperties.com

info@jantzproperties.com

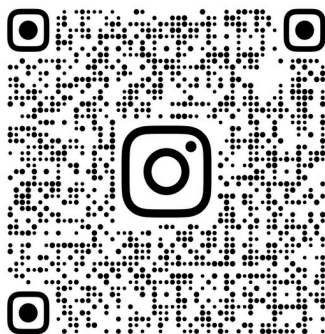
Wishing you safe and happy travels,
Jesse & Barb



Exclusive guest perks from some of our favorite local businesses

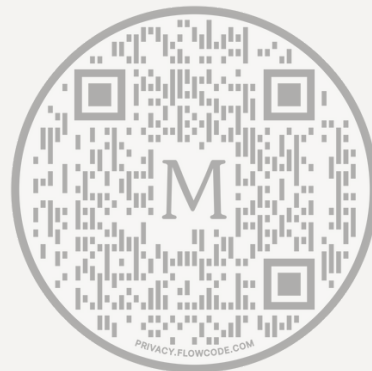
- AVL Charcuterie - code "CEDAR" for 10% off
- Asheville Food Tours - code "cedarsage15" for 15% off your tour
- PV Adventures - code

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Instagram*



JANTZPROPERTIES

Shop your stay!



Did you fall in love with something
during your stay?
Use this link to find and shop the items
in our home.