



WEDDINGS AT MAGNOLIA HOUSE

holding space for magic...

Hidden in the heart of Hot Springs, NC is a private 3 acre estate that is perfect for small destination weddings. Once the manor house of Hot Springs, the Magnolia House is a fully restored Victorian era home that sits amidst tall trees, manicured gardens & fantastic mountain views.

The beauty of this place lends itself to magical events that feel bespoke, timeless, luxurious & easeful. On the privacy of the property you feel the quiet beauty of nature & the mountains. While just a few minutes walk away there's the Appalachian Trail, the French Broad River, the quaint town of Hot Springs, a great local brewery, additional restaurants, shops & the natural hot springs.

When couples get married at our Estate, they essentially rent the entire property for the duration of a long weekend. For much of the weekend, the estate becomes yours to enjoy privately with your loved ones. The Magnolia House offers lodging for up to 14 guests in 7 bedrooms & 6.5 bathrooms. The chef's kitchen is also yours to use & stock so that you can enjoy the home as your own. Just next door, but essentially on the same property, is our Garden House, a sweet 3 bedroom, 2 bathroom fully equipped home that sleeps 6 guests.

When you arrive at the estate to check in, everything is prepared and ready for a seamless self check in. The estate is yours to enjoy with your loved ones until we arrive to do our part on event day to manage the entire event from setup to breakdown. A ceremony rehearsal will also be co-ordinated by Magnolia House the day prior to your event.

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what makes magnolia house unique?

Wedding groups love the intimacy of a long wedding weekend. There's time to visit and be together. Things feel relaxed and there's space to savor the moments. Couples find they have the opportunity for important quiet alone time as well as time for visiting and creating wonderful memories with family and friends.

Essentially, a wedding weekend feels spacious and luxurious.

The Magnolia House Estate offers a variety of beautiful picture opportunities from the historic, yet modern elegance of the vintage estate home, to using nature as a backdrop with captivating mountain views, gorgeous gardens and the stunning boxwood maze.

the facility

beautifully curated, luxury and private 3 acre property

2 homes - providing lodging for up to 20 guests (based on double occupancy)
The Magnolia House (includes Magnolia Cottage) - 7 bedrooms, 6.5 bathrooms
The Garden House - 3 bedrooms, 2 bathrooms

magnificent mountain views
outdoor porches and intimate gathering spaces
exquisite interior spaces
covered pavilion
tended fire pit
use of warming and staging kitchen for caterers
indoor bathrooms

5 minute walk to town, the Appalachian trail, local brewery, restaurants + shop

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INCLUSIVE WEDDING PACKAGE

All of our wedding packages include the rental of the entire estate
and lodging for 2 or 3 nights.

Our in-house event planning and day of wedding co-ordination services
are also included. Or, you can hire your own co-ordination team

Inclusive wedding package

... up to 80 guests

Magnolia House co-ordination team helps organize your wedding day event. From the moment that you sign a contract with us, we sign on to help execute your dream wedding weekend. Our team is extremely committed to the success of your event and we pride ourselves on taking great care of our clients.

During our low season (late June - mid September), we offer couples the option to stay only 2 nights on property which can be helpful for your budget.

During high season, we have a 3 night lodging minimum. That said, we have definitely found that the groups that stay 3 nights in any season, tend to have the least stress & the most fun because there is simply more time to enjoy.

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Our package pricing includes ...

- Lodging and rental of the entire Magnolia House Estate for 2 or 3 nights - for up to 20 guests (based on double occupancy) in the 7 bedroom, 6.5 bathroom Magnolia House and 3 bedroom, 2 bathroom Garden House. For additional guests beyond this, we provide a list of other recommended local, in-town, rental properties. Check in is at 2.30pm on Thursday and checkout is by noon on Sunday. Entire living space and grounds of the Magnolia House become yours for the duration of the weekend.
- Private access to the entire 3 acre grounds for additional guests during your 6 hour wedding day event.
- Day of wedding co-ordinator and assistant. Includes pre-planning sessions and co-ordination of wedding rehearsal the day prior to the wedding. Multiple meetings with our co-ordinator in the months leading up to the wedding. *Couples that have their own wedding planner can book the venue and Magnolia House will reduce the package price for our co-ordination fees. Please inquire for pricing. However, please note that Magnolia House does require all couples to have a professional (approved by us) wedding planner.
- Recommended vendor list. (We do not hire the vendors for you but we do communicate with vendors to share Magnolia House protocols.).
- Co-ordination/management of all onsite vendors on event day.
- Event setup and breakdown.
- On site team during event day to support with event setup, flow and timeline, managing on-site vendors, assisting guests, maintaining bathrooms, parking organization, fire- pit maintenance, event breakdown and end of evening cleanup.
- Amplified music permit.
- Bar service. Bring your own alcohol at no additional corking fee, Magnolia House team sets up and serves.
- Access to the kitchen for your selected pre-approved catering company + service team.
- Access to first floor indoor bathrooms for all guests.
- Fresh cut garden flowers or greens (seasonal) throughout the downstairs of the house.
- Guest lodging organization, communication & concierge style support to assist with planning for your stay in the Hot Springs area.
- Assistance and co-ordination with placing your furniture rental orders through one of our preferred vendors. To best help you figure out what a basic furniture rental order would cost and therefore what your wedding might cost you, we provide a base estimate for you to work with. (Included in this packet). All rental orders placed with our rental vendor(s) will be created in collaboration with you. Rental furniture is billed directly to you by the rental vendor. 25% is due when you place your order and the remaining payment will be due 3 weeks prior to your event. Weddings for 20 guests do not require any rental furnishings as Magnolia House can provide.
- Plateware, glassware and silverware will be an additional rental expense to be considered.

PRICING

Low season 2025 - June 16 - September 22

2 night stay

up to 20 guests.....	\$11,899.00
up to 40 guests.....	\$11,899.00
+ starting event rental package price ...	<u>\$2500.00</u>
	\$14,399.00
up to 60 guests.....	\$12,199.00
+ starting event rental package price ...	<u>\$3300.00</u>
	\$15,499.00
up to 80 guests.....	\$12,599.00
+ starting event rental package price	<u>\$3600.00</u>
	\$16,199.00

*Add a 3rd night of lodging in low season: \$1399.00

Included in rental furnishings quote (round tables, linens, folding wooden chairs, buffet table setup, cake table, bar package, tent and cafe lighting) are included in this price. Does not include plate-ware, glassware, silverware which would be an additional cost to you).

High season 2025

3 night stay

up to 20 guests..... \$13,899.00
no rental furnishings required.

up to 40 guests..... \$13,899.00
+ starting event rental package price ... \$2400.00
\$16,299.00

up to 60 guests.....\$13,899.00
+ starting event rental package price ... \$3300.00
\$17,199.00

up to 80 guests.....\$14,299.00
+ starting event rental package price \$3600.00
\$17,899.00

EVENT RENTAL FURNITURE

Our quoted pricing (above) allows for your starting price for rental furniture packages. Please note that these prices are based on a basic selection that includes frame tent, cafe lighting. round tables with white linens and folding wooden, padded chairs. Based on your vision, your rental package will either exceed or be less than what is quoted.

For events larger than 30 guests, guests dine underneath the tent on the lawn and our outdoor pavilion is used for the band/dj, dancing and cocktails. For events smaller than 30, the pavilion can be used for dining and festivities.

20 guests -

no rental furnishings required. Magnolia House provides tables, linens, cross back chairs and bar tables setup.

Magnolia House has white plates, glassware and silverware for your use. Or, we can help you with creating a rental order for a more customized feel.

Our aim is to lend you as much clarity as possible so that you can make a decision about whether our venue is right for you.

Pricing includes:

Venue, Planning, Day of Event Co-ordination and staffing fees, plus lodging for up to 20 guests based on double occupancy.

Lodging Fees - sleep up to 20 guests in 10 bedrooms

- * The prices quoted include lodging at the Garden House and at the Magnolia House with Magnolia Cottage.
- * To help offset your budget, we are open to having one of your wedding guests book and pay for the Garden House separately. 2 nights at the Garden House is \$850.00, 3 nights at the Garden House is \$1200.00. If you choose to book that way, that amount would be reduced from your total booking fee and one of your guests would book the Garden House to pay those fees. To secure the Garden House for the weekend, we recommend that booking is completed at the same time as you book your wedding so as to make sure you secure the space.

Lodging add ons:

Many of our guests add extra nights at one or both properties. You can choose to add additional nights of lodging at the Magnolia House, Magnolia Cottage or Garden House at a 25% discount to our seasonal rates. Please inquire.

Additional Considerations

Catering

We have a list of preferred catering vendors that know our property & do great work. We are also open to other catering teams who meet our requirements. Attached is a menu of one our preferred caterers (Begonia Fine Foods) so that you can have a frame of reference for catering pricing.

Client hires caterer under separate contractual agreement. Caterer provides the Magnolia House (MH) with proof of insurance certificate, naming the Mag House, LLC as an additional insured.

Beer and Wine

Bring your own beer, wine, liquor (no corking fees) - we manage bar setup, breakdown + service. In-house bar service unless your caterer provides bar team.

Liquor

Per NC law, a one time ABC liquor permit is required for events that serve liquor. If you want to have liquor at your event, Magnolia House team will provide you with the permit application to complete. Permit fee is \$50 to state of NC. Permit must be provided 2 weeks prior to the event.

Rentals

All rentals are managed and co-ordinated with rental company by our in-house event planner. Our packages reflect pricing for basic furnishings to help you have a broad understanding of the cost of your event. We quote for tent with cafe lighting (for groups over 30 guests), chairs, tables and linens.

Once you select your furnishings, there will be a contract between you and the rental company for payment. 25% deposit is required at the time of securing the rentals. Remaining payment is due 1 month prior to the event.

Plate ware, silverware + glassware are *not* included in our quoted package. However, our planner will assist you with your choices & place all orders for you with rental vendor. Approximate budget for all service-ware can be anywhere from \$400 and up.

Client may make change orders and add on's with the Magnolia House planner at any time prior to the event.

Entertainment

There are plenty of wonderful bands that we can allow although bands with very loud drums will not pass the Hot Springs noise ordinance. We have a great list of recommended bands. DJ's are Also permitted. Amplified music must end by 10pm. Ambient music can remain playing softly after 10pm.

Rain

Rain during our wedding season does occasionally happen. Rain options include getting married under the pavilion. Mostly, if there is rain it is a quick shower that we can work around.

Insurance

Specific Wedding Event Liability Insurance must be purchased by all couples. Details will be provided once a contract has been signed. (Approximately \$250.00 for the weekend event.).

Securing Additional Lodging

We recommend that once you have booked, your additional guests secure lodging in town as soon as possible.

Security Deposit

A \$1000 property damage security deposit is due 3 days prior to the event. Security deposit will be refunded provided there are no damages on, around or inside property. (Details are outlined in contract.)

Gratuities

for your wedding co-ordinator are not included and are suggested.

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Booking

Booking your event requires a signed contract & a 50% deposit for the lodging, venue and co-ordination fees. Final payment is due 90 days prior to the event.

Cancellation & refund information is outlined in our contract. We strongly recommend that when you purchase wedding liability insurance you also purchase wedding cancellation insurance.

MAGNOLIA HOUSE - LODGING DETAILS

With 3 separate living spaces to accommodate up to 20 guests, the Magnolia House properties make for a wonderful space to come together and celebrate with family and friends while at the same time lending enough space to spread out, relax and enjoy each moment. The curated grounds are spectacular and lend a timeless feel of nature, history and nurturing. Detailed information & pictures can be found at

[MAGNOLIAHOUSEHOTSPRINGS.com](https://www.magnoliahousehotsprings.com)

Videos of our interior spaces:

<https://vimeo.com/835754626>

<https://vimeo.com/852638483>

Magnolia House - <https://www.magnoliahousehotsprings.com/magnolia-house>

A gorgeous 5 bedroom, 5 bath Victorian home that dates back to 1868. Colonel James Rumbough, who once, owned most of Hot Springs, chose this spectacular sight to build this home for his family. The home has a vintage, historic feel to it with it's victorian, architectural detail. Furnished with a blend of antique and stylish modern pieces, the home lends a feel of timeless luxury.

Wedding groups love our house as each bedroom in the main house features luxury linens, soft duvets and has its own ensuite bathroom. 3 of the upstairs bedrooms have outdoor balconies with gorgeous views and outdoor sitting area. There are also two half baths in the downstairs of the house.

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Wedding groups take over the entire Magnolia House as they would any vacation rental home with a self check-in where they gain private access to all spaces including the kitchen, downstairs living rooms, and all outdoor areas including the porches, pavilion and fire pit.

The town of Hot Springs is a short walk down the driveway, through our gates and over the historic red bridge.

Magnolia Cottage <https://www.magnoliahousehotsprings.com/magnolia-cottage>

A sweet 2 bedroom, 1 bathroom space that is attached but with a separate entry to the main house. With 2 king bedrooms, a kitchenette and its own private living room with smart tv, the cozy cottage lends privacy to its guests. Often, our bride and groom choose to take this suite for themselves.

The Garden House <https://www.magnoliahousehotsprings.com/the-garden-house>

Adjacent and just across the garden from the Victorian home is the Garden House, a 3 bedroom, 2 bathroom bungalow that is often designated as the groomsmen's pad. It could also be a great space for a family or group of up to 6 friends. The Garden House features 1 king, 1 queen and 2 twin beds in 3 separate bedrooms. Amenities include an outdoor hot tub, deck with space to grill, full kitchen, spacious and well furnished living room with smart tv and laundry room.

Additional Accommodations for Destination Wedding Guests

There are plenty of local vacation rentals to help accommodate all of your guests and quite a few of them are within walking distance. Upon booking our space, we will supply a list of local lodging recommendations after contracts have been signed. We do recommend that your guests book early as Hot Springs can get busy.