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212 CHESTNUT FOREST ROAD

Green-Built, Energy-Efficient, Modern Mountain Masterpiece • Fairview



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 3 Bathrooms
2,028 SF • 8.27 Acres
MLS #3631211



INFO

212 Chestnut Forest Road
Fairview, NC 28730
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2,028 SF • 8.27 Acres
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FEATURES

- Enjoy panoramic, year-round, south-facing views
- Beautiful long-range mountain views from most rooms
- Exceptional low-maintenance exterior; passive solar gain results in extremely low utility costs
- Large front courtyard for enjoying the sun or relax on the shaded rear deck overlooking the mountains
- Main-level living and open floor plan allows for easy living and entertaining
- Master bedroom with built-in shelves and interior windows to utilize passive solar light during the day
- Main-level guest bedroom includes hideaway Murphy bed in the closet
- Guest bathroom on main level is handicap accessible
- Lower level designed to allow for a future fourth bedroom
- Located at 3,400 feet, the elevation results in temperatures averaging 10 degrees cooler than Asheville



Year-Round Panoramic Mountain Views

- 1000-Gallon buried propane tank
- Custom kitchen cabinetry for excellent storage
- Lofty 9-foot - 17-foot ceilings on the main level and 10-foot ceilings on the lower level
- Satellite and media wiring installed throughout the home
- Gate at driveway to secure residence for lock-and-go living
- Log outbuilding is ideal for storage
- County taxes only; enjoy life without paying city taxes!



GREEN FEATURES

- Passive solar design: Captures early-morning sun for solar gain during the day and shade in the afternoon to prevent overheating
- Earth-bermed home
- Tulikivi soapstone thermal wood furnace for alternative whole-house heating
- 95% efficient gas (propane) furnace - rarely used - see utility bills
- Honeywell whole-house heat exchange ventilation (HRV) system
- Aprilaire whole-house dehumidifier
- Home is 100% daylit during the day
- Brick exterior
- Monier concrete-tiled roof with stainless steel nails (50-year roof)
- Stainless steel fascia, gutters, and downspouts
- Cedar soffits
- Poured concrete foundation
- Koch Tuff And Dri waterproofing system
- 2x6 construction
- Fiberbond Candian wallboard for interior walls
- Soundproof insulation in walls and floors
- R-25 wall insulation and R-38 ceiling insulation
- Custom Marvin low-E, argon-filled windows (R4.5)
- Carver audio components and built-in speakers
- Electrical wire is 10-12 gauge



95% Energy- and Cost-Efficient Gas Fireplace Heats the Entire First Floor

UPDATES

- Removed trees, limbed trees to open up view
- Generac whole-house generator installed six years ago
- Granite counters, backsplash, and new appliances added four years ago
- Energy-efficient gas fireplace installed four years ago
- Concrete driveway installed two years ago
- Oversized two-car garage installed two years ago
- Rheem propane hot water heater installed two years ago
- UV protective film recently added to windows
- Septic field recently updated to three bedrooms



Welcome to Fairview Forest



Open-Floorplan Living



Sleek Gas Fireplace Is 95% Efficient



Contemporary Design and Architecture



Custom, Low-E, Argon-Filled Marvin Windows - R4.5



Stunning Passive Solar Design with Breathtaking Views



Solar-Powered Lighting over Dining Area



Interesting Lines and Angles

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Custom Glass-Faced Shelves and Cabinets



Under-Cabinet Lighting and Stainless Steel Appliances



Mesmerizing Views from the Kitchen



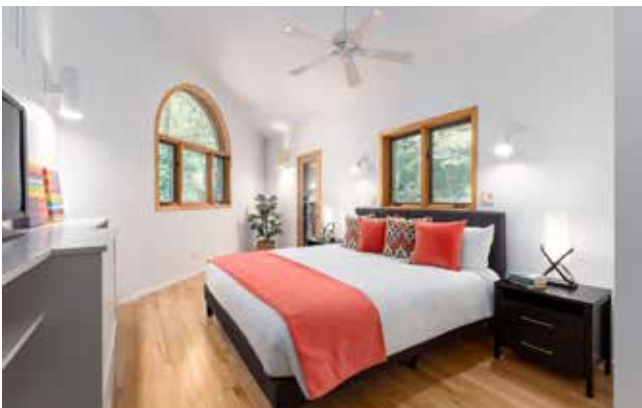
Beautiful Glass-Tiled Backsplash and Granite Countertops



Generous Storage and Open-Floor Concept



Master Bedroom with Interior Windows for Passive Lighting



Separate Outdoor Access in Master Suite



Ensuite Master Bathroom

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Main-Level Guest Bedroom/Office



Built-ins, Low-E Windows, and Hideaway Murphy Bed



Murphy Bed Easily Converts Office to Guest Bedroom



Efficient Use of Space for Guests



Main-Level Guest Bathroom



Main Level Access to Bedrooms and Stairs to Lower Level



Lower Level with Wood Stove, Tile Floors, Recessed Lighting



Tuliviki Finnish Soapstone Wood Stove

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Cozy, Lower-Level Living Area



Beautiful Mountain Views Throughout



Lower-Level Views



French Doors Lead to a Small Walkout Overlook



Lower-Level Third Bedroom



Additional Lower-Level Space • Future Fourth Bedroom



Lower-Level Bathroom with Custom Plumbing Fixtures

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Enjoy Entertaining on the Front Cobblestone Courtyard



Brick Exterior, Stainless Gutters, and Concrete Shingles



Views from Shaded Back Deck



Eye-Catching Design and Architecture



Oversized Two-Car Garage and Concrete Driveway



Log Cabin Storage Shelter



Community Mail Pick-Up



Fairview Forest Community Clubhouse



Creeks throughout the Community



Lock-and-Go Passive Solar Masterpiece on 8.27 Acres in Fairview

Views, views, and more views! Come see this rare and highly sought-after passive solar, energy-efficient, modern mountain masterpiece! This custom-crafted home includes a 50-year concrete-tiled roof, Tulikivi soapstone thermal wood stove, HRV system, Generac generator, gas-efficient furnace, energy-efficient gas fireplace, and the list goes on. Enjoy this generous 8.27-acre lot amongst the old growth trees, mountain laurel and rhododendron. Enjoy the beautiful sunrises and sunsets while experiencing exceptionally low utility bills, thanks to the solar gain in the morning and the passive cooling from the shade trees in the afternoon. Low-maintenance exterior and gated driveway entrance makes this the ideal lock-and-go second home. Fairview Forest features 10 miles of paved roads, hiking trails, and a clubhouse. Enjoy Arrowhead Trail as it meanders alongside Trantham Creek under a canopy of shade trees. Conveniently located only 13 miles from downtown Asheville. No short-term rentals allowed. LIVE virtual walkthroughs are available on request!



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For more information, please contact:

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DIRECTIONS

I-240 E to Hwy 74-A. Follow 74-A 3 miles past the Blue Ridge Parkway and turn left on Old Fort Road. Go 2.2 miles, then turn left on Wrights Cove Road. Go 0.6 mile to the entrance of Fairview Forest. Left onto Fairview Forest Road. Follow 0.8 mile to the third left onto Chestnut Forest Road. Follow 0.7 miles to 212 on left.