



 VIRTUAL TOUR

46 HIBRITEN DRIVE

Award-Winning, Custom GreenBuilt JAG Home • Montford



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms
2,447 SF, 0.36 Acres
MLS #3644954

INFO

46 Hibriten Drive, Asheville, NC 28801

4 Bedrooms, 3.5 Bathrooms

2,447 Square Feet, 0.36 Acre Lot

MLS #3644954

FEATURES

- Extraordinary Arts and Crafts-style, GreenBuilt and Energy Star home by JAG Construction
- 2017 Parade of Homes award-winning home boasts tons of custom and modern features
- Desirable Montford location with great curb appeal and walkable/bikeable to downtown Asheville's thriving shopping and dining district
- Timber-framed front porch and a welcoming 8-foot front door for an inviting entry
- Locally sourced and milled hardwood floors
- Antique barnwood accents from a Madison County barn
- Extremely efficient building envelope and insulation for low energy bills
- Flowing floor plan with office, powder room, kitchen, dining, and coat closet on the main level
- Lots of outdoor living with a spacious front porch, partially covered wraparound back deck with both sun and shade, back patio, and fully fenced back yard with boulder firepit and storage shed



Spacious Back Deck, Perfect for Grilling Out

- Extra-deep lot with a creek at the rear ensures this home maintains its private, wooded back yard
- 10-foot-plus ceilings on the main level; gorgeous white oak and polished concrete floors throughout the home
- Oversized, aluminum-clad windows for an abundance of natural light
- Gourmet kitchen features granite countertops, tile backsplash/ accent wall, high-end stainless steel appliances, including Samsung smart refrigerator with rotating picture frame, touchscreen, and WiFi connectivity; custom-designed, barnwood-wrapped hood vent; and dovetail, soft-close cabinets
- Beautiful reclaimed-wood accents customize both kitchen and powder room

FEATURES (CONTINUED)

- Granite kitchen island/breakfast bar connects kitchen with dining area
- Bright living room has oversized windows for great natural light and an access to the spacious back deck, perfect for al fresco dining and gathering with friends
- Three bedrooms, two full bathrooms, linen closet, and laundry closet upstairs
- Solar tube at second-level landing
- Primary suite on second level features a white-washed, eastern white pine, tongue-and-groove cathedral ceiling; a large walk-in closet with wooden shelving system; private views; and ensuite bathroom that includes a dual quartz vanity, tiled walk-in shower, and modern fixtures
- Bedroom on second level with desk nook and two closets
- Second full bathroom upstairs with granite countertops and tiled shower
- Finished basement features a separate entrance, 10-foot ceiling, one bedroom with Murphy bed and two closets, and one full bathroom that includes a tiled shower and granite countertops
- Lots of extra storage, including a spacious utility room and large storage closet
- Large native boulders highlight fabulous landscape and hardscapes



Eight-Foot Front Door and Adjacent Powder Room at Inviting Entry



Powder Room with Decorative Ceramic Tile and Reclaimed-Wood Accents

GREEN FEATURES

- GreenBuilt NC and Energy Star-Certified
- High-efficiency heat pump with three zones
- Superior Wall® foundation
- Formaldehyde-free insulation in walls and 6” of spray foam insulation in the ceilings and bands
- Air sealed
- No-VOC paints and adhesives
- Energy Star windows, appliances and lighting
- Multitude of windows for lots of natural light (daylighting)
- Fresh air introduction
- Ductwork sealed and tested
- Low-flow toilets and fixtures
- Durable materials: LP Smart Siding (50-year warranty), cypress siding, and a 30-year roof
- Infill development
- Native and drought-tolerant landscaping
- Local and regional material use
- Living Wage Certified builder



Drought-Tolerant Landscaping Means Less Water Usage — and Guilt-Free Enjoyment of the Back Yard!





Bright Living Room with Access to Covered Back Deck



Lots of Room to Entertain



Chef's Kitchen with Barnwood Detail and Designer Fixtures



Granite Countertops and a Samsung Dual-Fuel Stove



Spacious Breakfast Bar Connects Kitchen and Dining Area



Dining Area Off of Kitchen



Easy Access to the Sunny Back Deck



Office on Main Level Has Neighborhood View

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Laundry Closet at Second-Level Landing



Primary Suite Has a Tongue-and-Groove Cathedral Ceiling



Large Walk-in Closet and Ensuite Full Bathroom



Ensuite Bathroom Features a Tiled Walk-in Shower



Dual Vanity, Modern Fixtures, and Lots of Natural Light



Second Bedroom with Desk Nook and Two Closets



Third Second-Level Bedroom with Treetop Views



Full Bathroom with Granite Countertops and Tiled Shower

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Basement Has 10'+ Ceiling and Polished Concrete Floors



Basement Bedroom with Murphy Bed and Two Closets



Full Bathroom in Basement



Covered Back Patio with Swing Overlooks Back Yard



Sunny Back Deck with Wooded View



Yard Features a Boulder Fire Pit, Ready for Gatherings



Large Storage Shed, Perfect for Garden Tools



Walkout Basement with Separate Entrance and Back Patio



Excellent Curb Appeal

Rare opportunity to purchase an award-winning, Parade of Homes Craftsman with modern flair by JAG Construction in the desirable Montford neighborhood. Walkable/bikeable to downtown Asheville, this GreenBuilt and EnergyStar home boasts too many custom features to name. Chef's kitchen is adorned with local barnwood detailing and exudes the quality found throughout this house. Three bedrooms and two full bathrooms upstairs includes a primary suite featuring a white-washed tongue-and-groove cathedral ceiling, large walk-in closet, treetop views and a luxurious ensuite bathroom. 10-foot-plus ceilings and large windows in the finished walkout basement give a bright and airy feel. With a large bonus room, bed, bath and plenty of extra storage, the basement is perfect for many uses. Enjoy outdoor living on your covered front porch, wraparound deck, covered patio, and fenced back yard with boulder firepit. Back yard extends beyond the fence to a creek in the rear.



For more information, please contact:

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DIRECTIONS

From downtown, head north on Montford Avenue. Turn left onto Watuga Street. Turn right onto Pearson Drive. Turn right onto Hibriten Drive. 46 Hibriten Drive is on the right. Sign in the yard.