



19 MAURICET LANE

GreenBuilt and Energy Star Home by JAG Construction in Craggy Park



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,730 Square Feet • 0.7 Acre
MLS #3738654

INFO

19 Mauricet Lane, Asheville, NC 28806

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FEATURES

- GreenBuilt and Energy Star home by JAG Construction in Craggy Park
- Modern home in walkable West Asheville's newest green community with streamside trails, organic gardens, and a private park
- Easy walk or bike ride to Haywood Road shopping, dining, and entertainment
- Open, flowing floor plan with bench at entry
- Gleaming hardwood floors throughout
- Nine-foot ceilings on main level add to the home's airy feel
- Bright living room, with access to back deck
- Oversized windows provides great natural light
- Custom, honeycomb top-down/bottom-up shades for privacy without sacrificing light
- Gourmet kitchen with granite counters, subway tile backsplash, vented stainless gas range and stainless appliances
- Breakfast bar in kitchen opens to dining area
- Desk nook off of dining room
- Dovetail soft-close cabinets in the kitchen and bathrooms
- Modern plumbing and lighting fixtures throughout



Enjoy Outdoor Living on the Covered Front Porch

- Primary bedroom features ensuite bathroom with walk-in closet, walk-in tiled shower, double vanity, and granite countertops
- Half bath and washer/dryer are both conveniently located on the main level
- Two bedrooms and one full bathroom comprise the second floor
- Second-floor full bathroom features tiled shower, granite countertops, and linen closet
- Great opportunities for outdoor living with a covered front porch and a screened-in back porch, both perfect for entertaining
- Back porch has ample storage underneath for bikes, gear, kayaks, etc.
- Gutter guards installed in 2020
- Professionally landscaped and manicured, low-maintenance yard



GREEN FEATURES

- Green Built NC and Energy Star Certified
- Designed by local architects to fit the site
- Energy modeled before construction by a third-party energy consultant
- Tested by a third-party energy consultant after construction
- High-efficiency heat pump
- High-efficiency tankless gas water heater
- Formaldehyde-free insulation in walls
- 6” of spray foam insulation in the ceilings and bands
- Sealed crawl space for healthier air quality
- Air sealed
- Advanced framing techniques
- 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® SmartSide (50-year warranty) and a 30-year warranty roof
- No fixed carpet for healthier indoor air quality
- Infill development
- Low-flow plumbing fixtures



Craggy Park in West Asheville



- Native and drought-tolerant landscaping
- Local and regional material use
- Living Wage Certified builder
- Walkable, bikeable and transit oriented
- Clustered site design preserves trees and maintains a large buffer from Fox Creek



Entryway with Large Storage Closet and Pantry



Kitchen with Modern Plumbing and Lighting Fixtures



Granite Counters and Subway Tile Backsplash



Vented, Stainless Steel Gas Range • Stainless Appliances



Breakfast Bar in Kitchen Opens to Dining Area



Open Floor Plan, Perfect for Entertaining



Open and Flowing Floor Plan



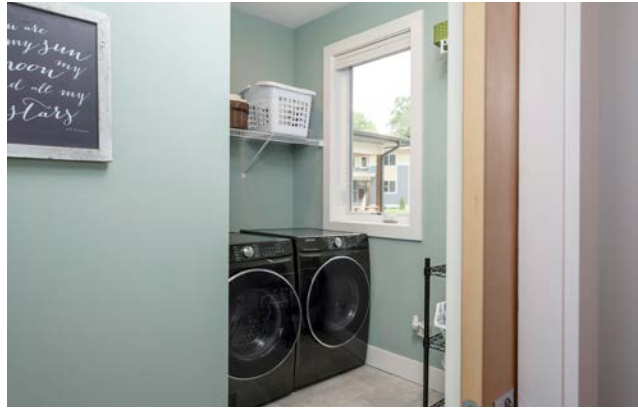
Bright Living Room



Gleaming Hardwood Floors



Powder Room on Main Level



Spacious Laundry Room on Main Level



Primary Suite with Access to Screened Porch



Primary Suite Walk-in Closet



Ensuite Bathroom with Walk-in Shower, Double Vanity



Oversized Windows Provide Great Natural Light



First of Two Second-Floor Bedrooms



Second Upstairs Bedroom, Home Office, or Hobby Space



Upstairs Bathroom with Tiled Shower and Linen Closet



Walkable/Bikeable to Shops, Dining, and Music Venues



Large Green Space Connects to Trails and Picnic Area



Bridge and Common Lawn on Fox Creek



Walking Trails and Perennial Landscaping



Native and Drought-Tolerant Landscaping



Little Free Library



Easy Access to Haywood Road



Organic Community Garden



Tree House on the Fox Creek Lawn



Spacious, Screened-in Back Porch



Amazing Outdoor Living Space



Professionally Landscaped, Low-Maintenance Yard

Modern GreenBuilt home in Craggy Park, walkable West Asheville's green community with streamside trails, organic gardens, and a private park. Built by JAG Construction in 2018, its features include an open floor plan, gourmet kitchen with large pantry, gleaming hardwood floors, and large windows for great light. Primary bedroom on main level with ensuite full bathroom, walk-in closet, and access to spacious, screened-in back porch. Second floor has two bedrooms and one full bathroom. Professionally landscaped and minimal-maintenance yard. Low energy bills and many green features.



For more information, please contact:

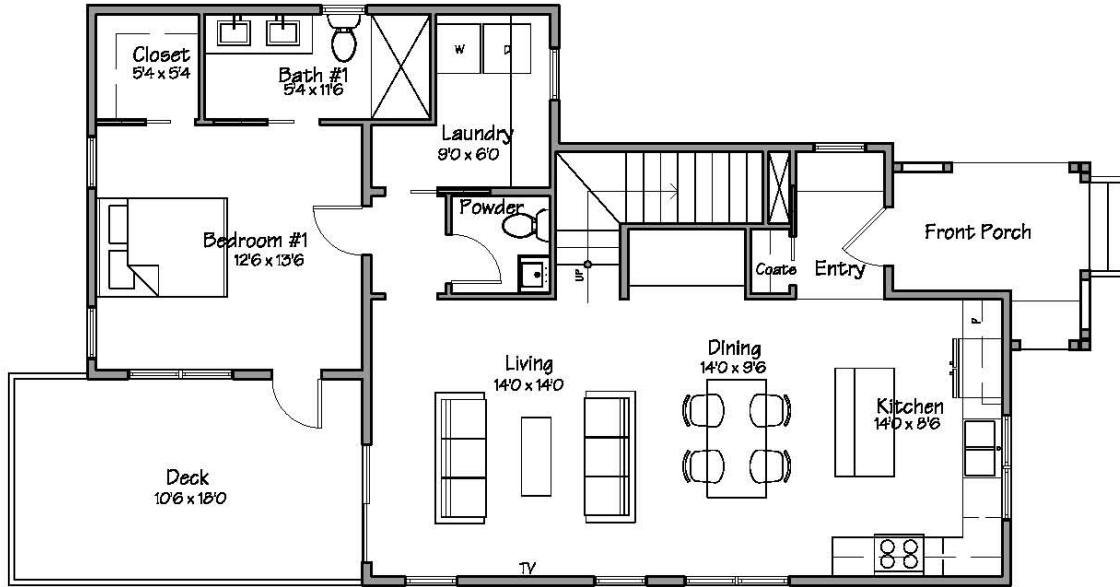
LAURA MOYE

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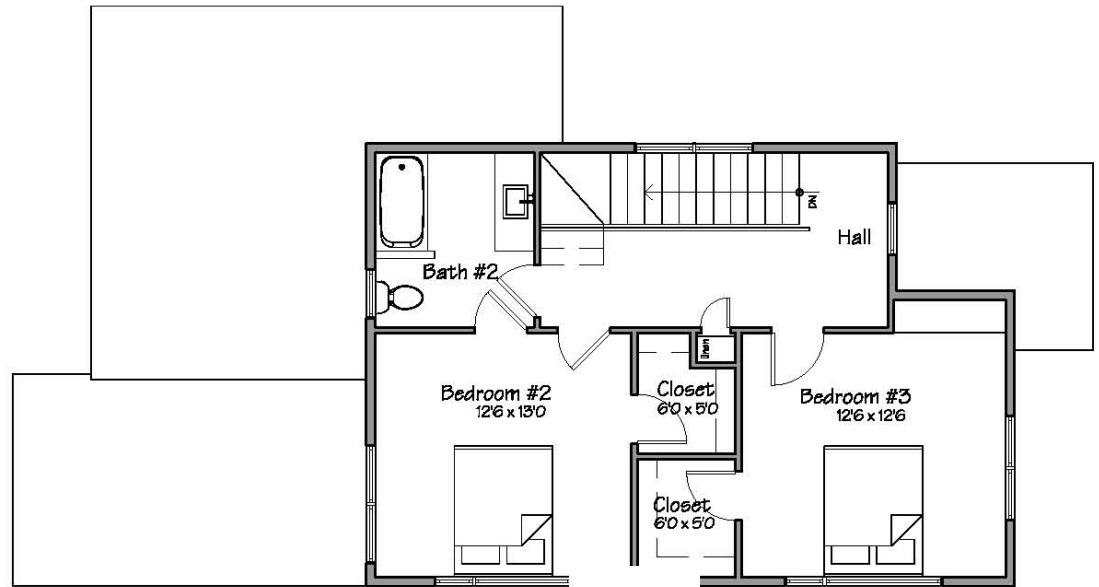
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DIRECTIONS

From Haywood Road, turn onto Louisiana Avenue. Turn left onto Mauricet Lane at the entrance to Craggy Park. 19 Mauricet Lane is on the right. Sign in yard.



FIRST FLOOR PLAN



SECOND FLOOR PLAN