



 VIRTUAL TOUR

270 WAYNESVILLE AVENUE

Pristinely Kept GreenBuilt Home in Desirable West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,555 SF • 0.09 Acre
MLS #4028752

INFO

270 Waynesville Avenue
Asheville, NC 28806
3 Bedrooms, 2.5 Bathrooms
1,555 SF • 0.09 Acre
MLS #4028752



FEATURES

- Like-new and pristinely kept GreenBuilt (Silver Level) Arts and Crafts home in West Asheville
- Fantastic location — walkable/bikeable to New Belgium Brewery and Haywood Road's award-winning shopping, dining, and entertainment; minutes to downtown Asheville
- Desirable corner lot in a quiet neighborhood with great streets for walking, biking, and mingling with the neighbors
- Lots of outdoor living with a covered, rocking-chair front porch, covered back deck, and great back yard (ready to be fenced) for furry friends
- Open, flowing floor plan + oversized windows = great natural light
- Gorgeous hardwood and tile floors throughout the home
- Inviting entry with coat closet opens to cozy living room, perfect for entertaining; nine-foot ceilings
- Sparkling kitchen features quartz countertops, stainless steel appliances, tile backsplash, a five-burner gas stove, modern fixtures, and a pantry
- Large island with breakfast bar connects kitchen and living area
- Dining area off of kitchen with built-in display shelves



Relaxing Rocking-Chair Front Porch

- Covered back deck is accessible from the kitchen with exterior stairs to the back yard
- Powder room, laundry room, and extra storage under the stairs on the main level
- Bright stairwell leads to three bedrooms and two full baths upstairs
- Primary suite features gorgeous hardwood floors, a walk-in closet with built-in organization, a second closet, and an ensuite bathroom that includes a quartz double vanity and a tiled, walk-in shower
- Second full bathroom upstairs with a quartz vanity and tiled shower + tub gets great natural light
- LP smart siding and durable architectural shingle roof highlight many green features
- Home Energy Rating/HERS score of 52



Open, Flowing Floor Plan



Cozy Living Room



Natural Light Floods the Home



Lots of Space for Entertaining



Great Flow through the Home



Built-in Display Shelves



Dining Area off of the Kitchen



Sparkling Kitchen Features Quartz and Stainless Steel



Breakfast Bar Connects Kitchen with Living Area



Large Island with Under-Counter Storage



Plenty of Countertop and Cabinet Space



Powder Room on Main Level



Back Deck Access from the Kitchen



Laundry with Built-in Shelves Rounds Out Main Level



Upstairs, the Primary Suite Gets Great Natural Light



Gorgeous Hardwood Floors



Second Closet for Garment Storage



Bright Windows • Ensuite Full Bathroom



Double Quartz Vanity and a Tiled, Walk-in Shower



Tiled, Walk-in Shower and a Walk-in Closet



Another Second-Level Bedroom, Perfect for an Office



Third Bedroom Upstairs



Second Full Bathroom Upstairs



Covered Back Deck for Gatherings



Exterior Stairs Connect Deck with the Spacious Back Yard



LP Smart Siding and a Large Yard for Pets, Plants, and Play



Great Curb Appeal

Like-new GreenBuilt Arts and Crafts home in a fantastic West Asheville neighborhood, close to New Belgium Brewery and Haywood Road's popular shopping and dining; only minutes to downtown Asheville. Lots of outdoor living with a covered, rocking-chair front porch, covered back deck and great backyard, ready for play. Open floor plan maximizes space and brings the outdoors inside with oversized windows for great natural light. The sparkling kitchen features quartz countertops, a five-burner gas range, stainless steel appliances, and a spacious kitchen island. Cozy living room is perfect for entertaining. Three bedrooms and two bathrooms on the second level. The bright primary suite features gorgeous hardwood floors, a walk-in closet, a second closet, and an ensuite bathroom that includes a quartz double vanity and tiled, walk-in shower. Many green features for low energy bills and durable materials for easy maintenance.



For more information, please contact:

HOLLY ARACICH

828.335.0688

HOLLY@MYMOSAICREALTY.COM

DIRECTIONS

FROM HAYWOOD ROAD, turn onto Westwood Place. Take a slight right onto Waynesville Avenue. 270 Waynesville Avenue is on the right. Sign in the yard.



GREEN BUILT HOMES



**GREEN
BUILT
HOMES**

Hereby recognizes that

270 Waynesville Avenue, Asheville, NC

has met the requirements to achieve

Silver Level

issued this day

March 18, 2021

Beach Hensley Homes

In honor of their achievement and commitment to build a healthy, energy efficient, environmentally sustainable home


MAGGIE LESLIE, PROGRAM DIRECTOR




SAM RUARK-EASTES, DIRECTOR



Home Energy Rating Certificate Final Report

Rating Date: 2021-02-25
Registry ID: 721536581
Ekotrope ID: b2JpWRpd



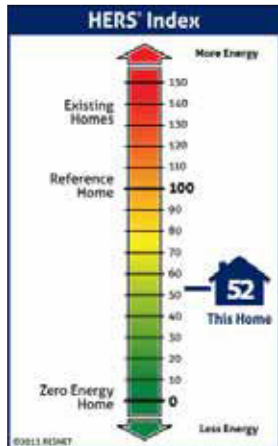
HERS® Index Score: 52 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com	Annual Savings \$1,076 <small>*Relative to an average U.S. home</small>	Home: 270 Waynesville Avenue Asheville, NC 28806 Builder: Beach Hensley Homes
--	--	---

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	9.4	\$267
Cooling	1.0	\$30
Hot Water	7.9	\$72
Lights/Appliances	16.7	\$424
Service Charges		\$288
Generation (e.g. Solar)	0.0	\$0
Total:	35.1	\$1,081

This home meets or exceeds the criteria of the following:

2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type: Single family detached
 Model: Custom
 Community: Custom 28806 - Waynesville
 Conditioned Floor Area: 1,517 ft²
 Number of Bedrooms: 3
 Primary Heating System: Air Source Heat Pump • Electric • 8.5 HSPF
 Primary Cooling System: Air Source Heat Pump • Electric • 15 SEER
 Primary Water Heating: Water Heater • Natural Gas • 0.97 UEF
 House Tightness: 738.4 CFM50 (3.19 ACH50)
 Ventilation: 48.75 CFM • 34 Watts
 Duct Leakage to Outside: 30 CFM @ 25Pa (1.98 / 100 s.f.)
 Above Grade Walls: R-19
 Ceiling: Attic, R-38
 Window Type: U-Value: 0.3, SHGC: 0.28
 Foundation Walls: R-11

Rating Completed by:

Energy Rater: Matthew Vande
 RESNET ID: 8716644
Rating Company: VandeMusser Design
 26 Crabapple Lane
 8283484723
Rating Provider: VandeMusser Design
 26 Crabapple Lane
 8283484723

Matthew Vande, Certified Energy Rater
 Digitally signed: 3/10/21 at 10:01 AM

