



## 105 AVONDALE HEIGHTS ROAD

Custom-Built Home with Year-Round Mountain Views



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 2.5 Bathrooms + Office  
2,619 SF • 0.72 Acre  
MLS #4351474



## 105 AVONDALE HEIGHTS ROAD ASHEVILLE, NC 28803

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### FEATURES

#### Exterior

- **Poured concrete foundation sits on solid rock** with gravel drainage and SDR35 perimeter drain pipe
- **One-car garage with workshop** block with concrete and rebar-filled cores, 4" concrete slab floor; **large upper-level storage**
- **Underground electric**, 200A in house, 100A in garage/shop
- **City water; Spectrum underground cable/internet**
- **Bryant Evolution heat pump** for heating and cooling
- **All-copper plumbing**
- **Solar system** by Sugar Hollow Solar; **no electric bill for seven months of the year**
- **Ethernet and coax wired throughout**
- **Tennessee flagstone front steps** on poured concrete base
- **Water feature stream** beside steps
- **Covered entry** rests on stone posts with steel centers; porch is supported with steel beams
- **Redwood curved stair rail** on stone posts; **low-voltage lighting**
- **Windows** are clad **Marvin Integrity** with wood interiors
- **Seamless gutters** with oversized 3x4 downspouts, gutter guards
- **12x16 treated deck** on west side with lighting



- **2x6 exterior framing; R-22 blown-in fiberglass insulation** in walls and **R-38 ceilings**
- **Storm doors** on all doors except the deck

#### Interior

- **Virginia fieldstone** accent wall
- **Five-panel solid poplar doors** with antique glass or brass handles throughout
- **Walk-in closets** throughout
- **Flooring:** Cork, carpet, ceramic tile, marble
- **Granite countertops** in kitchen and guest bathroom, **marble** in primary bathroom
- **Soaking tub** in lower-level bathroom
- **Kohler fixtures** throughout kitchen and baths

#### · Custom cabinetry throughout:

- » **Spalted box elder vanity** in lower-level bathroom with ebony handles
- » **Cypress cabinets** in laundry room
- » **Maple/walnut countertop** in office
- » **Cypress/walnut stairs;** carpet center treads
- » **Twin walnut arches** lead into dining room
- » **Built-in cherry cabinets** in living room
- » **White oak and walnut cabinets** in kitchen with **self-closing** doors and drawers
- » **Maple kitchen island** finished with Boos gel
- » **White oak built-ins** in the half bath
- » **Solid walnut vanity cabinetry** with curly maple handles in primary bath



## FEATURES (CONTINUED)

- High-efficiency, 50-gallon GE heat pump and water heater
- Laundry chute from the primary bedroom to the laundry room
- Knotty pine tongue-and-groove in the office
- 1906 single-hung stained glass windows from Carbondale, Illinois, rebuilt in 2015; set of two—one in the living room and one in the primary bedroom
- Leyden enameled wood stove in living room with class A flue
- Awning and tilt double-hung windows, several with UV and sun-reducing film

## Kitchen

- KitchenAid gas cooktop
- Over-the-counter microwave with vent—vented outside, not recirculated
- GE French door refrigerator, oven, and dishwasher in slate color
- Coffee center
- Walk-in pantry
- Honed granite countertops
- White oak trim and pantry door; pantry has an antique glass handle

## Three-Season Sunroom

- 10" concrete slab, cork floor
- Nine windows
- Pine tongue-and-groove ceiling
- Bluestone stairs into kitchen
- Curved cherry handrail
- Slate entry







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46 Orchard Street, Suite 100, Asheville, NC 28801  
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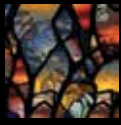


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With impeccable craftsmanship and attention to detail, this 2016 custom-built home reflects elevated mountain living. Sitting just outside city limits, you'll enjoy end of road privacy and year-round long-range mountain views. Without a steep driveway to the home, you'll also appreciate the flat side yard, stunning hardscape with water feature, and plenty of parking options, including a spot for your RV!

The 1-car garage hosts solar panels, a spacious workshop, and a large upper level storage space. Inside you will note custom woodwork, lighting, and hardware throughout showcasing the home's true craftsmanship. All cabinetry and built-ins were custom made using a variety of species - maple, poplar, walnut, cherry, white oak, cypress, and box elder.

An impressive set of 1906 stained glass windows were rebuilt in 2015 and included in the living room and primary bedroom. Cozy up to the Leyden wood stove where dramatic mountain sunsets are captured through large picture windows throughout the main level. Enjoy coffee or reading in the spacious 3-season sunroom, completed in 2021 for additional living area.

The kitchen is an entertainer's dream with separate coffee/bar area, walk-in pantry, and custom white oak and walnut cabinets all with soft close drawers and doors! English ceramic tiles add an artistic touch along with custom lighting and hardware. Honed granite countertops and the large maple island provide plenty of work space.

Enjoy the upper level where the primary suite provides ultimate privacy and long-range mountain views. Large walk-in closet and stunning primary bath includes custom walnut vanity and marble counter tops and tile.

The lower level of the home hosts an additional living room, guest suite, office with knotty pine walls, and laundry room/chute. Don't miss the option to unwind in the guest bath's oversized soaking tub. And for ultimate rest and relaxation, walk across the road to Shoji Spa!

Underground utilities and city water. Please ask your agent for a full list of features. Perfect home for primary, mountain getaway, or short term vacation rental! Some furnishings are negotiable. Washer and dryer convey. Ride the Blue Ridge Parkway to the grocery or post office! 10 min or less to downtown Asheville, Target, Whole Foods, Hot Yoga Asheville. Road maintenance agreement in place!

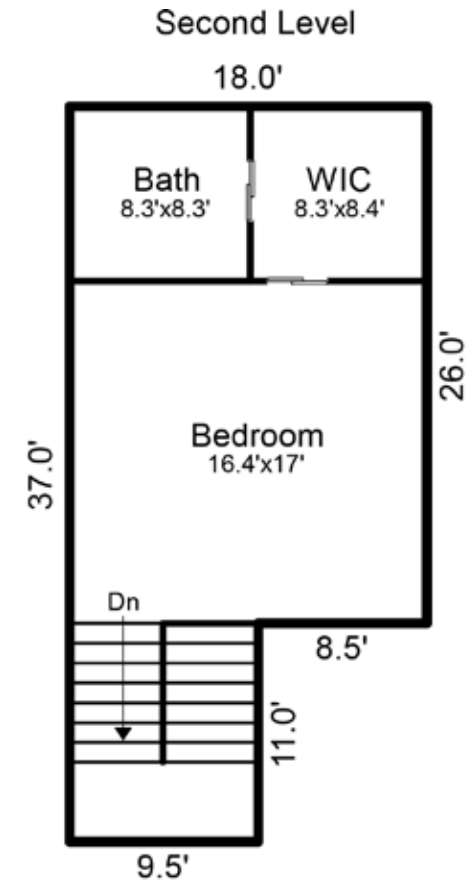
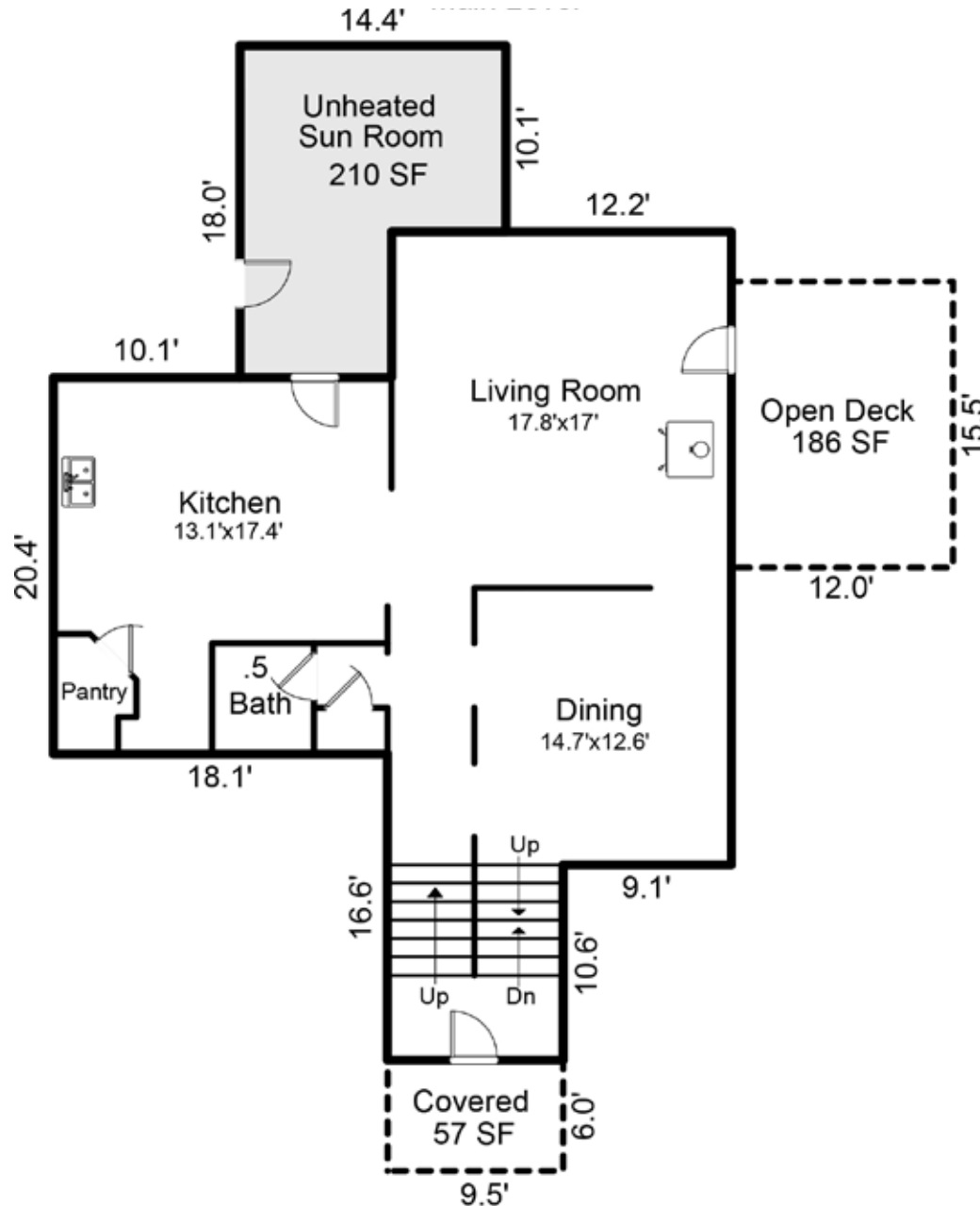


For more information, please contact:

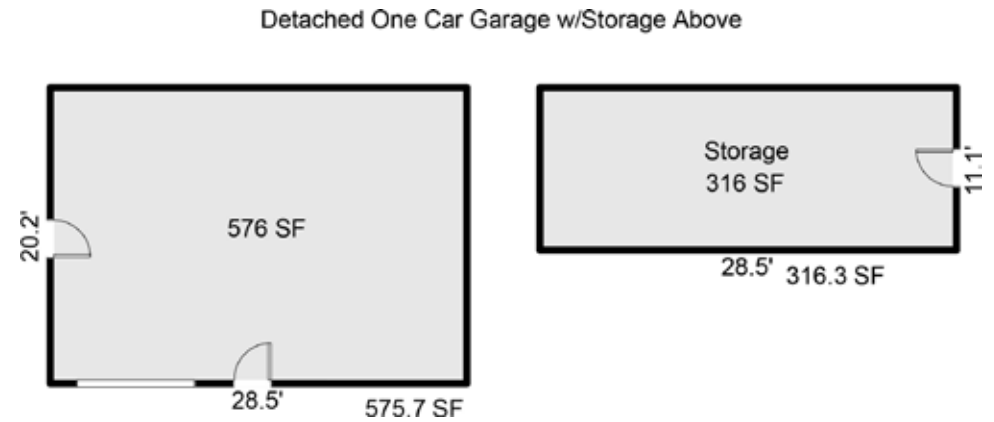
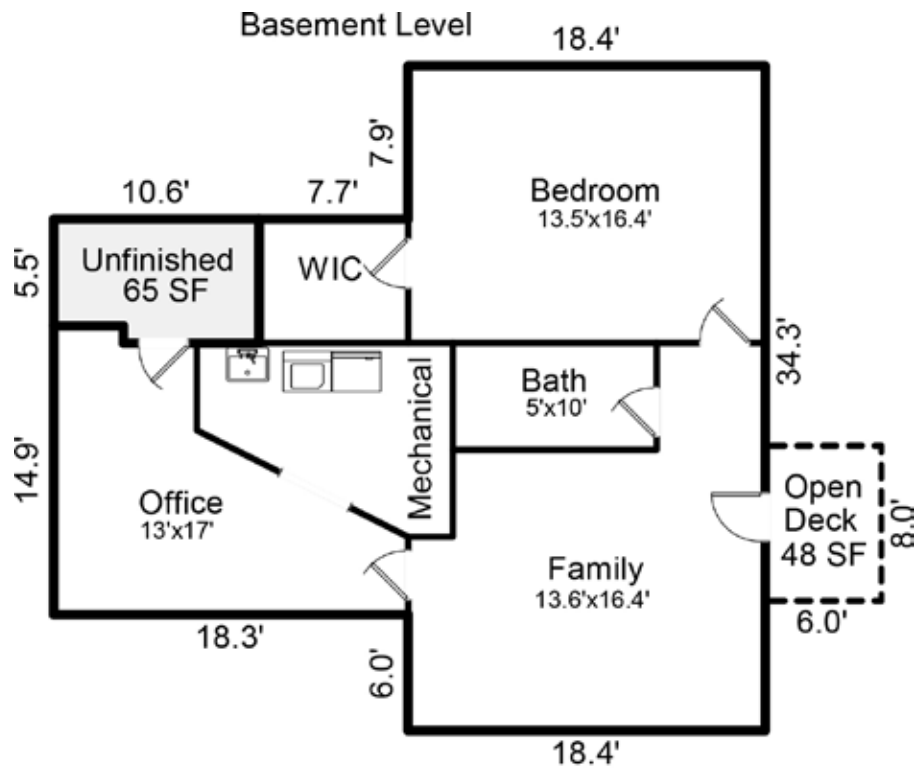
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## DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240E to US-74E toward Fairview. After 1 mile, turn right at light onto Avondale Road. Follow for 0.5 mile to right onto Avondale Heights Road. You will see signs for Shoji Spa. Follow the road up the mountain, staying left until you reach the top. You will pass Shoji Spa and the driveway for 105 Avondale Heights will be on your right.



MAIN AND UPPER LEVELS



**BASEMENT AND GARAGE**