



39 BOYD AVENUE

Brand-New Home by JAG Construction in West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2.5 Bathrooms
2,094 SF • 0.14 Acre
MLS #4213268



INFO

39 Boyd Avenue, Asheville, NC 28806

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FEATURES

- Brand-new modern GreenBuilt and Energy Star home by JAG Construction in West Asheville
- Prime West Asheville location — close to award-winning shopping, dining and entertainment; minutes to downtown Asheville; easy interstate access
- Outdoor living includes a covered front porch with beautiful tongue-and-groove ceiling, and a covered patio for gathering with friends and family — great yard for play
- Open, flowing floor plan with plenty of windows for natural light
- Winter mountain views from the second level
- Well-appointed with 4” engineered white oak + tile floors on the main level and 4” finished-in-place white oak + tile floors upstairs
- Bright living room boasts an electric fireplace with tile surround and custom, built-in display shelves; coat closet at entry
- Modern chef’s kitchen features quartz countertops, sleek stainless steel appliances, subway tile backsplash, soft-close drawers and cabinets + open display shelves, picture window over deep-basin sink, and a closet pantry with custom-built wood shelves
- Large kitchen island with great undercounter storage and a breakfast bar



Covered Patio for Relaxing

- Dining area off of the kitchen has a stylish pendant light, plus side patio access; covered patio is perfect for al fresco dining
- Spacious primary suite on main features a clerestory window, walk-in closet with sliding pocket door, and an ensuite full bathroom that includes a quartz-topped double vanity, a tiled walk-in shower, and a private water closet
- Powder room, under-stair storage closet are both on main level
- Upstairs landing gets great natural light — hallway connects three bedrooms, one full bathroom, laundry room with utility sink, and a linen closet

FEATURES (CONTINUED)

- Two upstairs bedrooms with walk-in closets and modern ceiling fans; bedroom with desk/sitting nook
- Second-level full bathroom features a quartz-topped vanity, and a tiled shower + tub
- Great extra storage in the attic; accessed via stairs
- Professionally landscaped yard boasts thoughtful design, new native shrubs, big-boulder pavers and steps, and fresh mulch

GREEN FEATURES

- GreenBuilt NC; Energy Star Certified
- 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: Fiber cement siding (Hardie Plank siding) and an architectural shingle roof
- Infill development
- Native and drought-tolerant landscaping including boulder landscape stones; local and regional material use
- Living Wage Certified builder



Abundant Natural Light Fills the Home



... Thanks to Lots of Oversized Windows



Open and Airy Floor Plan



Inviting Entry with Coat Closet



Thoughtful Design



Bright Living Room



Cozy Fireplace



Custom-Built Display Shelves



Modern Fixtures and Finishes • Quartz Countertops and Sleek Stainless Steel Appliances



Gorgeous Chef's Kitchen



Large Island with Breakfast Bar



Ample Cabinets and Counters



Soft-Close Cabinets and Drawers and a Pantry



Side Patio Access off Dining Area



Light-Filled Primary Suite



Walk-in Closet and Ensuite Full Bathroom



Walk-in Closet with Built-in Organization



Tiled, Walk-in Shower



Floating Double Vanity with Modern Fixtures

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Large Upstairs Bedroom



Clerestory Window and a Room for a ...



... Sitting/Desk Nook



Hallway Connects Three Bedrooms



Linen Closet on Second Level



Second-Level Bathroom



Second Large Bedroom Upstairs



Cheery and Bright



Sitting Nook for a Good Book



Walk-in Closets in Two Second-Level Bedrooms



Third Upper-Level Bedroom with Modern Ceiling Fan



Upstairs Laundry Room • Heat Pump/Hot Water Heater



Great Yard for Play



Plenty of Parking



Stunning Home in a Desirable Neighborhood

Brand-new GreenBuilt and Energy Star home by award-winning JAG Construction, one of Asheville's finest green home builders. Ideal location in walkable West Asheville, a short stroll to Haywood Road's local shopping and dining district, and minutes to downtown Asheville. Located on a quiet street, this home blends green features with a modern aesthetic. Enjoy outdoor living from the front porch and covered side patio, perfect for al fresco dining and entertaining. An open floor plan and abundance of oversized windows gives this home a bright and inviting feel. The modern chef's kitchen features quartz counters, sleek stainless steel appliances, a subway tile backsplash, a large island with breakfast bar, and a pantry. The main-level primary bedroom features a walk-in closet and ensuite full bathroom. The second-level hallway connects three bedrooms, a full bathroom, a laundry room and a linen closet. Pull-down attic provides access to extra storage.



For more information, please contact:

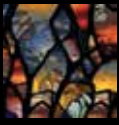
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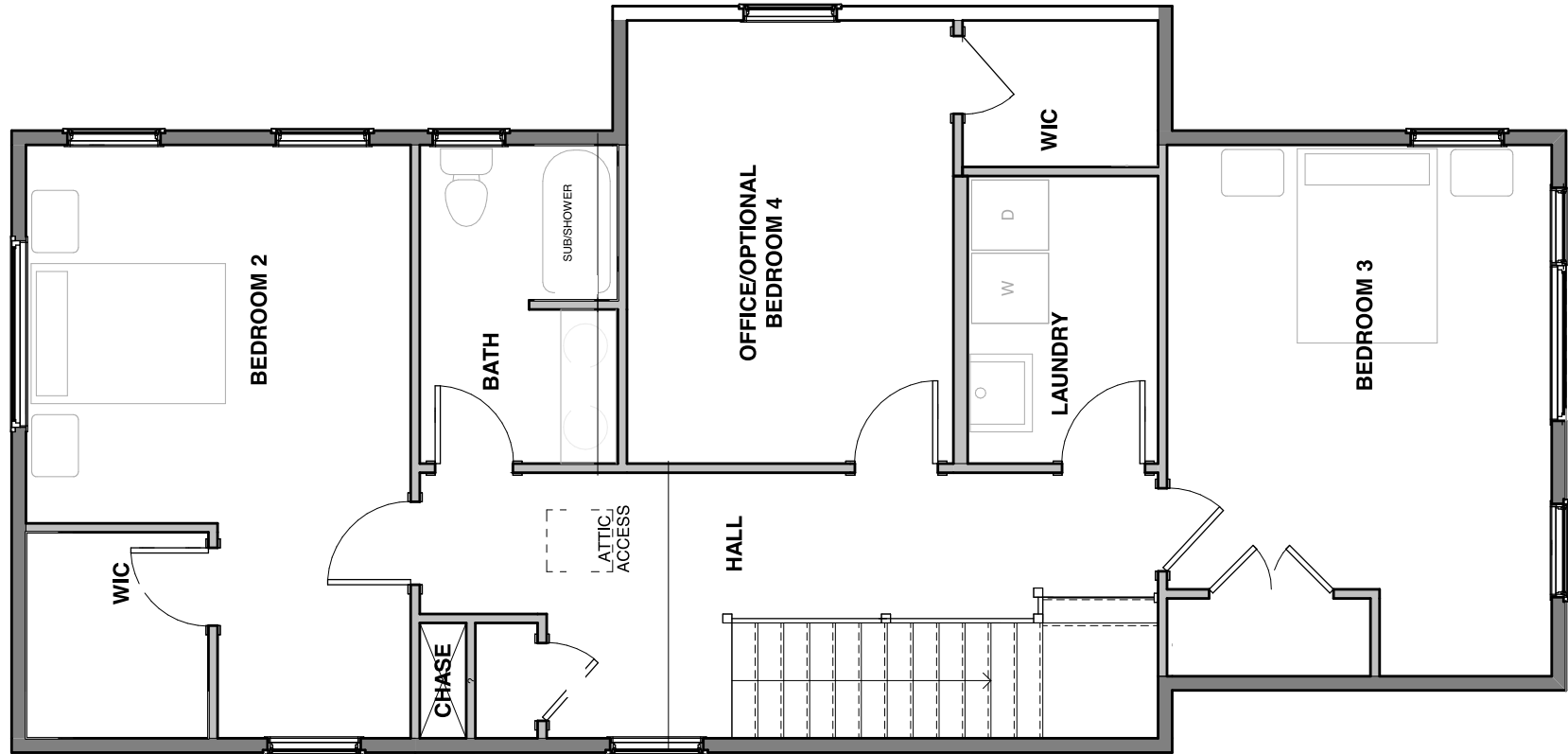
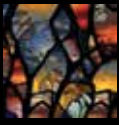
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DIRECTIONS

FROM HAYWOOD ROAD: Take Burton Street to a slight right turn onto Boyd Avenue. 39 Boyd Avenue is on the right. Sign in yard.



MAIN LEVEL



UPPER LEVEL