



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BARNARDSVILLE



369 MARTINS CREEK ROAD | BARNARDSVILLE, NC 28709

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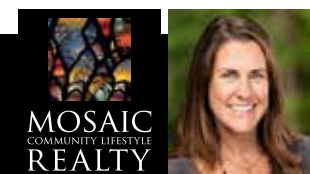
BARNARDSVILLE



NESTLED IN THE IVY WATERSHED NEAR COLEMAN BOUNDARY

... this custom, Silver-Level GreenBuilt NC home has been thoughtfully designed and executed. With impeccable attention to detail, you will find consistent intention and quality throughout the 14.5-acre creekside property. Large picture windows invite the forest and creek to blend seamlessly into the interior. Spacious bedroom suites anchor each side, and the custom bar is an artistic masterpiece, blending walnut shelving, quartz counters, and Corten steel. Chef's dream kitchen includes Bosch appliances, Caesarstone quartz, plenty of counter space, and a walk-in pantry. An abundance of outdoor living areas with magnificent screened porch, walking/hiking paths, meditation/butterfly gardens, outdoor shower, picnic area, and two firepits. Enjoy the heated studio with office and gym. This unique modern mountain home embodies all the elements for a stunning primary or spectacular getaway.

2 BD | 2 BA | 1,431 SF + 206 SF STUDIO | 14.5 AC | MLS #4176757



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2 BEDS | 2 BATHS | 1,431 SF + 206 SF STUDIO | 14.5 ACRES | MLS #4176757

FEATURES

- Custom-designed, Silver-Level GreenBuilt NC home by Greenlight Builders
- Amazing natural light
- Hardwood floors throughout main living areas and bedrooms
- Custom tile in bathrooms and kitchen
- Large picture windows throughout
- Screened porch with wood and metal accents overlooks creek
- Extensive exterior landscape and hardscape work created this sanctuary
- Multiple outdoor living areas — creekside and homeside — fire pits (2), outdoor shower, pergola, meditation garden, butterfly garden, walking/hiking paths, waterfalls, picnic area with outdoor fireplace
- Circular driveway with plenty of parking
- Covered carport
- Mountain views from front porch
- Heated 206-foot studio includes gym and home office
- 11' – 13' 6" ceilings
- Top-of-the-line chef's kitchen (see specs below)
- Walk-in pantry
- Custom lighting throughout
- Two home office spaces
- Walk-in shower in primary and soaking tub in guest bath
- Exterior
 - » Standing seam metal roof, 26 gauge
 - » Japanese Shou Sugi Ban Siding
 - » Corten Steel siding
- Bar
 - » 24" Panel Ready KitchenAid Double Refrigerator Drawer with Custom Drawer handles
 - » Custom Walnut Wood with striped inlay 4-shelf Bar with LED back-lit shelf lighting
 - » Custom Quartz (Alleanze Calacatta) Countertops installed by Solid Surface Specialists

FEATURES CONTINUE ON NEXT PAGE >



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FEATURES (CONTINUED FROM PREVIOUS PAGE)

- Kitchen
 - » Bosch kitchen appliances in a black stainless steel finish
 - » Bosch Café Series front-control, dual-fuel convection range with warming drawer
 - » Bosch 36" counter-depth three-door refrigerator w/ farm-fresh system technology and interior filtered water dispenser
 - » Bosch Café Series 30" wall-mounted canopy chimney hood
 - » Bosch 24" 800 series pocket-handle dishwasher with three racks (including silverware rack) and patented Crystal-Dry technology
 - » Microwave
 - » 10 ft x 3½ ft island with custom Caesarstone quartz (alleanze calacatta) countertops installed by Solid Surface Specialists
 - » 4.5 ft x 7 ft food pantry with additional retro-style refrigerator for storing food and drinks for parties
 - » Avalon free-standing "on-demand" hot/cold/cool filtered water dispenser
 - » Colorado artisan-made, eight-foot linear dimmable suspension lighting made from Walnut Wood
 - » BLANCO Siligranite 10" deep granite 30"x17" sink
 - » In-Sink-Erator food waste disposal designed specifically for septic tanks
 - » Custom tile work from WNC Tile
- Laundry / Utility Room
 - » LG 4.5 cu.ft. front load washer with TurboWash 360 and steam, allergen cycles in black stainless steel finish
 - » LG 7.4 cu.ft. front load dryer with TurboSteam and sensor dry system
 - » Both Energy Star qualified
 - » Custom slat wall storage and shelving
 - » Custom shelving and vacuum/utility closet with interior outlets for charging
 - » 17"x 24"x12" deep BLANCO granite laundry/utility sink — perfect for washing pets and gardening tools
- Guest Bedroom:
 - » Two closets for ample storage
 - » Large double sliding door with transom system to access the screened-in porch
 - » Custom steel circular chandelier

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- Guest Bathroom
 - » Custom Carrera marble-topped vanity
 - » Toto toilet with soft close seat and outlet installed behind toilet for future Bidet Toilet seat installation
 - » Restoration Hardware inset medicine cabinet with adjustable glass shelves
- Main Bedroom:
 - » Large, double sliding-door/transom system installed, ready for your creativity of deck/patio installation under the stars at night
 - » Lighting and outlets are already installed for your open, outdoor living space
 - » Outlet installed in the ceiling for your Alexa-controlled device/speakers for your playlists
 - » 6 ft x 7 ft custom walk-in closet with 11-foot ceilings for maximizing the storage space
 - » Restoration Hardware polished chrome 16-globe circular chandelier
- Main Bathroom
 - » Hand-selected white quartz countertop
 - » Custom artisan-made 7' mid-century Brazilian-style walnut double sink vanity with Baltic birch drawer boxes and soft-close doors
 - » Toto Washlet toilet with bidet and soft-close seat
 - » Large, curbless, custom-tiled shower with built-in seat, custom shelving, two high-end Kohler shower heads and two windows for viewing nature while showering
 - » Panasonic ventilating fans in all bathrooms (2 in the primary bath)
- HVAC System
 - » Quality comfort installed system
 - » PureAir air purification system with photo-catalytic oxidation technology/UVA lamp that reduces airborne volatile compounds (TVOC), cooking odors, dust particles, mold spores and pollen inside the home
 - » Healthy Solutions Climate Carbon Clean 16 Filter combines industry-leading MERV 16 filtration and carbon-coated fiber mix.
 - » NEST thermostat, controllable by downloaded app, remotely or in-person
- Water heater: Top-of-the-line Navien tankless propane gas condensing water heater
- Well Water:
 - » Easy H2O Water Filtration Company installed three under-house, tall water filtration tanks with upgraded ultraviolet blue light installed for the best-tasting filtered water; serviced annually
 - » Upgraded to continuous water pressure pump system: Pentair/Myers 2 HP model CT203

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- Septic:
 - » Permit #SEP2021-01047
 - » Three-bedroom permit
 - » EZ-flow, gravity-fed, 1,000-gallon concrete tank with required filter
 - » Uses 20% less lateral lines and works better than conventional types of septic
- Flooring:
 - » White oak hardwood floors with Duraseal clear matte finish throughout entire house, with the exception of the bathrooms
 - » Custom white oak HVAC floor vents for seamless flooring throughout
 - » Custom tile from WNC Tile in primary and guest baths
- Living Room/Great Room:
 - » Innovative Hearth Products linear 5.5 ft. propane gas fireplace with interior ambiance lighting and gas logs, timer, touch-screen LED remote control
 - » Restoration Hardware Lighting six-foot circular chandelier
 - » Floor outlets installed for movable furniture configurations in living room
- Alarm System:
 - » SimpliSafe Home Alarm System with three outdoor cameras, covering the entire driveway, yard, creek and out-buildings
 - » Glass breakage, remote arming/disarming, motion sensor, car key arming/disarming, panic buttons, water-sensor/leak alarm, front door doorbell, two-way conversation camera and doorbell, and window/door alarms throughout
- 15'x25' Screened-in Porch:
 - » Two AirPro ceiling fans with remotes/various speeds
 - » Innova 6,000-watt commercial ceiling heater to keep you warm on cool days/nights
 - » Wall-mounted 50" Samsung LED TV with a weather-protected hard case for all-season protection
 - » Can access from carport, guest bedroom, laundry room or living room areas
 - » Dimmable overhead LED lighting
 - » Large cabinet for storage
- Other great features:
 - » USB outlets installed throughout home
 - » Cat 5 fiber optics wi-fi and hard-wired outlets installed throughout home and in the shed office/workout/artist 10x20 studio
 - » Certified green home - Silver-certified

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- » Huge, circular driveway with plenty of parking for entertaining family and friends
- » Rushing, 20 foot-wide creek with beautiful waterfalls, several swimming holes to choose from, and the sound of calming white noise/water audible everywhere on the property
- » Custom landscaping, which includes a butterfly garden with peaceful pathways, a prayer/meditation circle, a large fire pit, a custom picnic table area, and a retro 1950s majestic burnt-orange outdoor fireplace
- » Already-cut fire logs/firewood for your enjoyment
- » Custom-built boulder/stone staircases leading down to your creek or up to your artist studio/office
- » Custom-built mulched pathways throughout the property
- » Approximately 100 feet of land on the ridge of the mountain is great for hiking up to and enjoying the view!
- » Large, retro Mail Boss locking mailbox keeps your mail and small packages secure
- » Digital Kwikset keyless door locks throughout home can be locked/unlocked via an app
- » Outdoor shower with hot/cold water, adjustable height bar and handheld Kohler shower head, and 4x6 wood platform to wash off after yardwork, hiking — or even for your furry friends (pets); there's also room to add a clawfoot tub for forest bathing
- » Frost-proof outdoor faucets with filtered water from household filtration tanks
- » Outlets installed in ceilings for Alexa-enabled devices to play music/plug-in speakers throughout home
- » 250-lb underground and fully owned propane tank
- » Certified Silver-Level GreenBuilt NC home, which is awarded for healthy, energy efficient and environmentally sustainable built homes.

DIRECTIONS

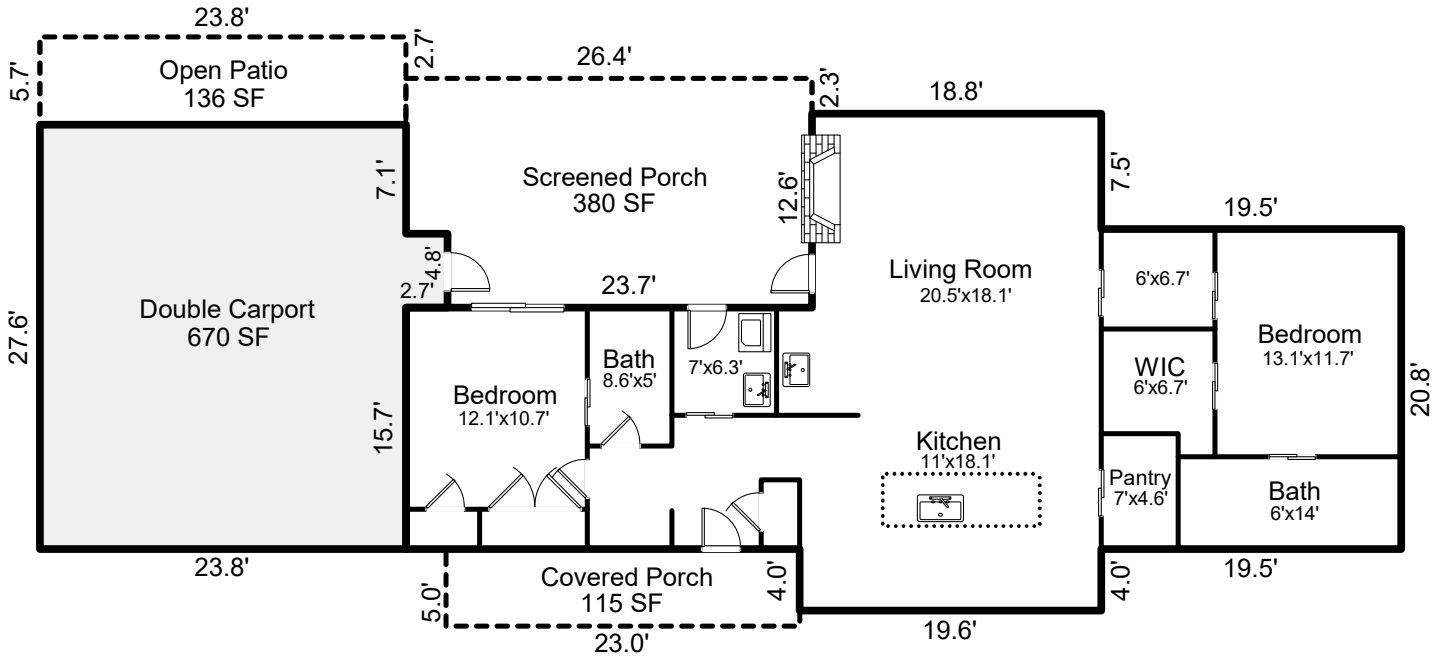
FROM DOWNTOWN ASHEVILLE: Take US-19/23 N/I-26 W. Follow for 12.1 miles to exit 15/Jupiter/Barnardsville/Hwy 197. Exit and turn right onto Hwy 197. Travel 7.7 miles and turn left onto Martins Creek Road. Travel 1.6 miles to destination on right.



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MAIN LEVEL



LOWER LEVEL AND SEPARATE STUDIO

