



# 41 MAURICET LANE

Gorgeous GreenBuilt and Energy Star Home in Craggy Park by JAG Construction



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms  
2,608 SF • 0.09 Acre  
MLS #4132373

## INFO

41 Mauricet Lane, Asheville, NC 28806  
4 Bedrooms, 3.5 Bathrooms  
2,608 SF • 0.09 Acre  
(Main: 844 + Second: 928 + Basement: 844)  
MLS #4132373

## FEATURES

- Gorgeous GreenBuilt and Energy Star home in Craggy Park by JAG Construction in walkable West Asheville
- Modern home in West Asheville's popular green community with streamside trails, organic gardens, and a private park
- Amazing private cul-de-sac location — an easy walk or bike ride to Haywood Road's award-winning shopping, dining, and entertainment; minutes to downtown Asheville
- Open, flowing floor plan, and oversized windows for great natural light
- Basement in-law suite includes a kitchenette, inside/outside access, and separate parking behind the home
- Features include gleaming hardwood floors, and modern plumbing and lighting fixtures
- Outdoor living includes a covered front porch and sunny back deck, perfect for entertaining friends and family
- Bright, spacious foyer at entry
- Sparkling kitchen features quartz countertops, stainless steel appliances, tile backsplash, floating display shelves, a five-burner gas range, plus a large island with breakfast bar



Covered Front Porch

- Dining area off of kitchen with space for large table
- Spacious living room with modern gas fireplace opens to sunny back deck
- Back deck overlooks peaceful, wooded area
- Nine-foot ceilings, coat closet and a powder room on main level
- Thoughtfully designed stairwell leads to second level with three bedrooms, two full bathrooms, a linen closet, and a laundry closet
- Primary bedroom with vaulted ceiling, walk-in closet, and an ensuite full bathroom that includes a quartz-topped double vanity and tiled, walk-in shower
- Bedroom with two closets and a desk nook + third bedroom upstairs

## FEATURES (CONTINUED)

- Second-level full bathroom with quartz countertops, and a tiled shower + tub
- Finished walk-out basement features a large media/bonus room with kitchenette (sink + fridge), one bedroom, a full bathroom, second laundry, a linen closet, and extra storage under the stairs
- Full bathroom with quartz countertops, and tiled shower + tub
- Second parking spot behind the home; unique in the neighborhood
- Professionally landscaped and manicured, low-maintenance yard; freshly mulched

## GREEN FEATURES

- GreenBuilt NC and Energy Star Certified
- High-efficiency heat pump
- 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
- Tankless gas water heater
- Low-flow toilets and fixtures
- Durable materials: LP® SmartSide, cedar siding, architectural shingle roof
- Infill development
- Native and drought-tolerant landscaping



Durable Siding, Fresh Mulch, and a Sunny Back Deck



- Boulder landscape stones
- 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



Bright Foyer with Sitting Bench



Spacious Living Room



Corner Windows Create a Feeling of Being Outdoors



Treetop Views



Modern Gas Fireplace and Nine-Foot Ceiling



Open and Airy



Bright Dining Area Connects to Back Deck



Dining Area off of Kitchen

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Sparkling Kitchen Features Quartz and Stainless Steel



Ample Cabinet and Counter Space



Two-Toned Cabinets: White + Warm Wood



Large Island and Gorgeous Tile Backsplash



Kitchen Boasts Big Windows and Display Shelves



Powder Room on Main Level



Laundry Closet on Second Level



Second Full Bathroom Upstairs

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Primary Suite Features a Vaulted Ceiling and Walk-in Closet



Oversized Windows for Abundant Natural Light



Illuminated Walk-in Closet



Ensuite Bathroom with Quartz-Topped Double Vanity



Tiled, Walk-in Shower

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Bedroom with Modern Ceiling Fan



Bedroom with Two Closets and a Desk Nook



Basement with Polished Concrete Floors and Kitchenette



Large Media Bonus Room with Separate Entrance



Basement Bedroom Gets Great Light



Full Bathroom in Basement



Second Laundry in Basement



Upper-Level Full Bathroom

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Prime Cul-de-Sac Location



Nestled Amongst the Trees



Perfect for Al Fresco Dining

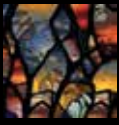


Parking in Front and Back of Home



Design Collaboration by Award-Winning Architect Team

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Craggy Park — West Asheville’s Popular Green Community

Modern GreenBuilt and Energy Star home in Craggy Park — West Asheville’s popular green community with organic gardens, a private park, and a greenway for an easy walk to Haywood Road! Enjoy strolls on the streamside trails that connect to the Falconhurst Nature Preserve. Built by JAG Construction, this gorgeous home has an in-law suite with a kitchenette and a separate parking space behind the home. The light-filled main level boasts an open plan, gorgeous kitchen, sunny back deck, gleaming hardwood floors, and oversized windows for an abundance of light. Gorgeous, modern gas fireplace highlights the living room. Three bedrooms and two full bathrooms on the second level include a primary bedroom that features a vaulted ceiling, walk-in closet, and an ensuite bathroom. Finished walk-out basement has tall ceilings and gets great sunlight. Basement features a large bedroom, bathroom, media room with a kitchenette, second laundry, and plenty of extra storage.



For more information, please contact:

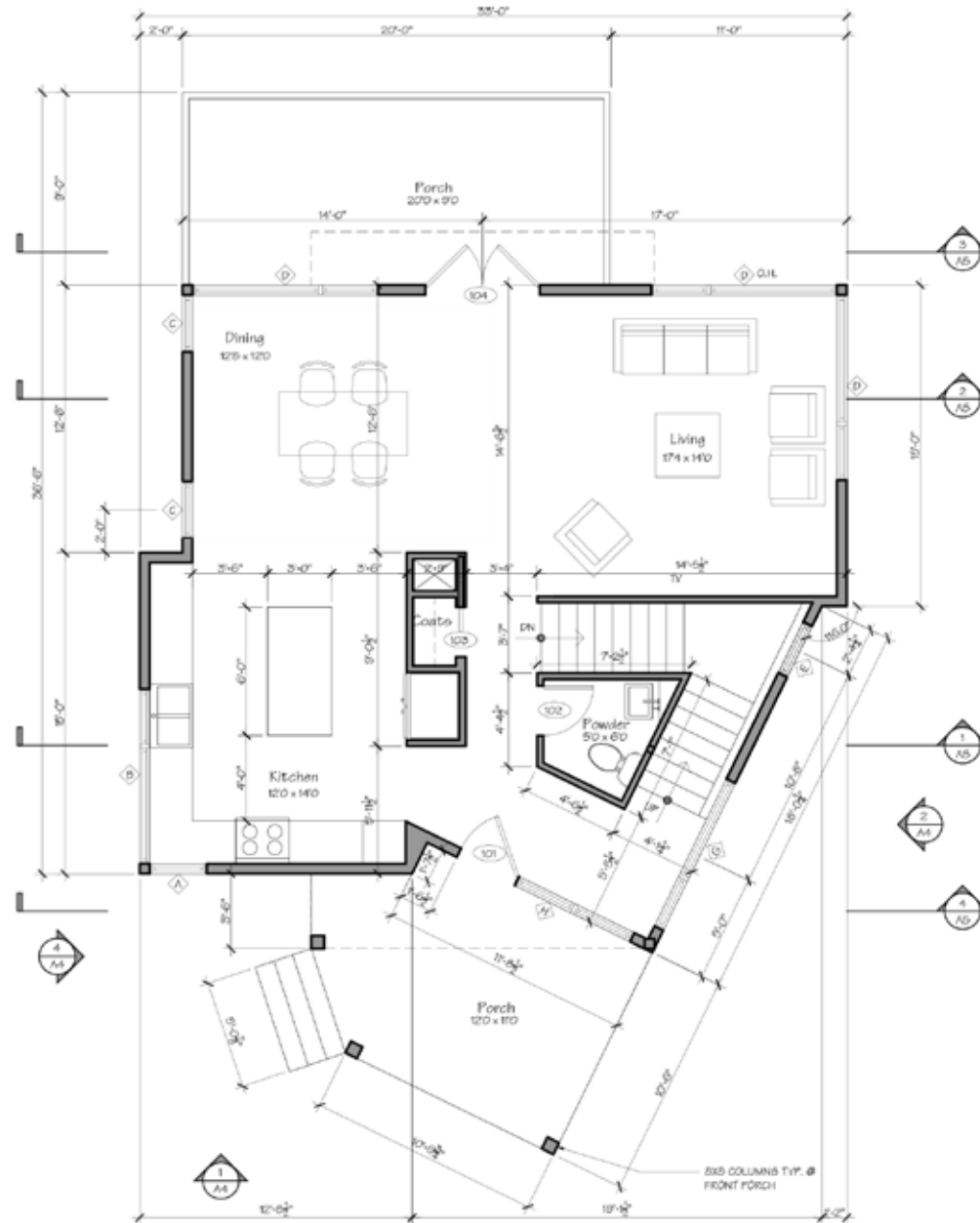
**MIKE FIGURA**

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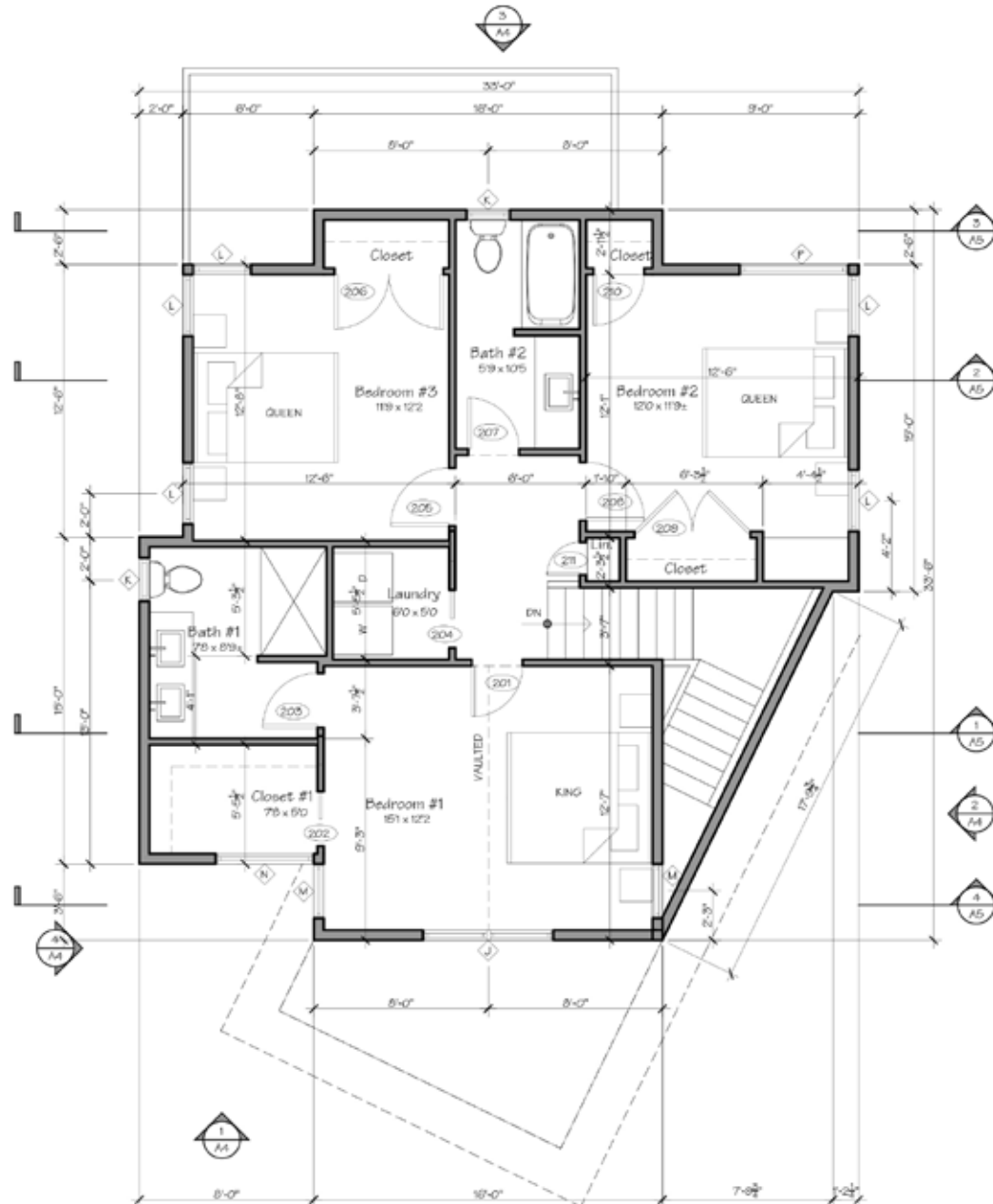
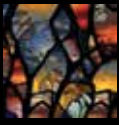
MIKE@MYMOSAICREALTY.COM

**DIRECTIONS**

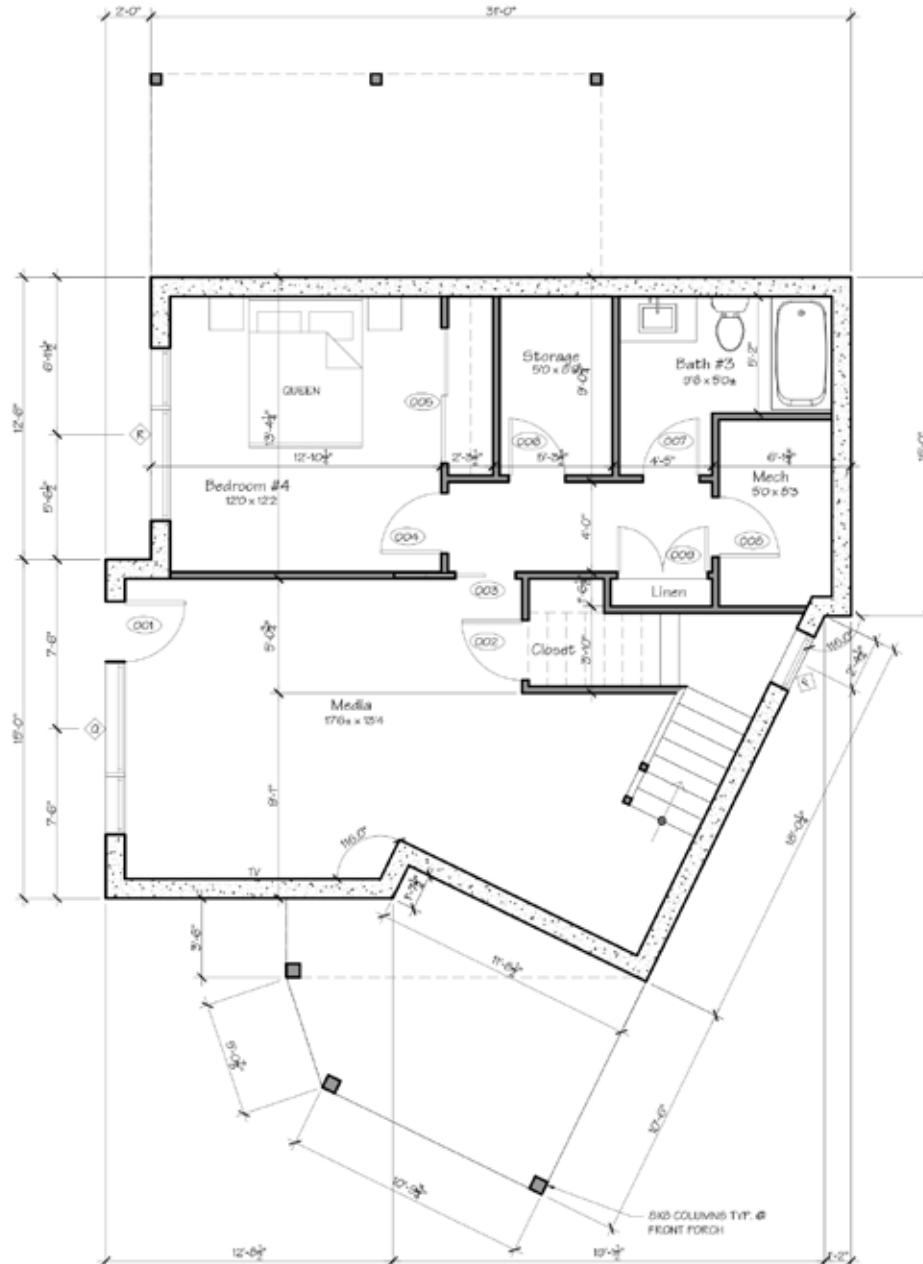
From Haywood Road, turn onto Louisiana Avenue. Turn left onto Mauricet Lane at the entrance to Craggy Park. 41 Mauricet Lane is on the right at the end of the cul-de-sac. Sign in the yard.



MAIN LEVEL



UPPER LEVEL



BASEMENT