



11 MONTANA AVENUE

Brand-New GreenBuilt and Energy Star Home in Walkable West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms
2,997 SF • 0.20 Acre
MLS #4336780

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FEATURES

Brand-New GreenBuilt & Energy Star Certified Home

Stunning Arts and Crafts residence by JAG Construction, located in popular **West Asheville**—great neighborhood for biking and strolling

Spacious Lot with Lots of Healthy Outdoor Living + Peaceful Privacy

Covered front porch and a sunny back deck, perfect for gathering with friends and family

Prime Location

Just **minutes from downtown Asheville and walkable to Haywood Road and River Arts District** amenities

Light-Filled and Open Floor Plan

Thoughtfully designed with **oversized windows** that bathe the interior in natural light and create a seamless flow throughout the home

Expansive winter mountain views

Perched above neighboring homes with **mountain views** from the porch, living room and front upstairs bedroom

Welcoming Entryway

8-foot full-light front door opens to a **bright entry with a 9-foot ceiling**, a convenient coat closet and a powder room



Modern Chef's Kitchen

- Equipped with **quartz countertops and stainless steel appliances**—including an **induction range**, tile backsplash, soft-close cabinetry + floating display shelves, and contemporary fixtures
- **Large walk-in pantry** with custom wood shelving
- **Direct access** to the back deck

Entertainer's Island and Dining Area

- **Large island** with a breakfast bar + great under-counter storage
- **Dining area** off of kitchen

Spacious, Sun-Filled Living Room

Has a **modern electric fireplace** and gorgeous **winter mountain views**

FEATURES (CONTINUED)

Main-Level Primary Suite

Features a **clerestory window**, a **walk-in closet with custom wood shelving**, and a **luxurious ensuite bath** with quartz-topped double vanity, tiled walk-in shower, private water closet, and stylish fixtures

Convenient Main-Level Amenities + Attached One-Car Garage

- Includes a **powder room**, a **laundry room** with built-in storage, and a **mudroom** with a sitting bench
- **One-car garage connects effortlessly to main level**



Naturally Lit Upper Landing

A bright **upstairs landing connects two bedrooms**

Two Additional Upper-Level Bedrooms and Bathroom

- Includes **two bedrooms** with two closets, plus a **full bath** with a quartz-topped double vanity and a tiled shower + tub
- **Winter mountain views** from the front upstairs bedroom

Flexible Spaces with Endless Possibilities

Finished walk-out basement features a spacious **living room, guest suite, and bonus space**—ideal for visiting family, creative pursuits, or wellness routines

Premium Flooring Throughout

Features **white oak and tile flooring** on the main and upper levels

Inviting Outdoor Living Spaces

Enjoy a **covered front porch** with a **tongue-and-groove ceiling** and an expansive, sunny **rear deck + yard space** for play

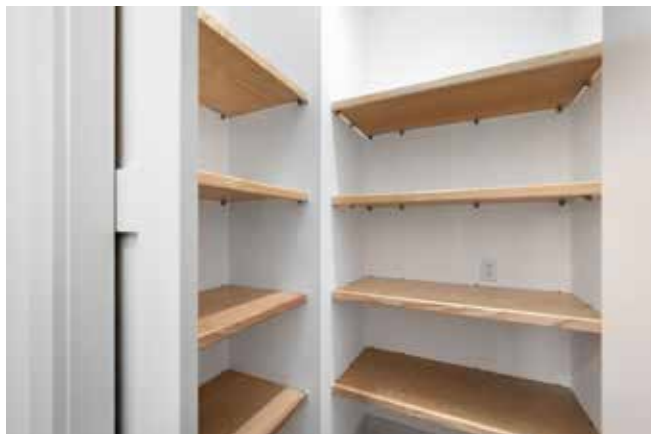
Professionally Landscaped Grounds

A mix of **mature and new plantings, big-boulder accents and steps**, and fresh mulch create a polished, natural setting

High-Performance Green Features

- **GreenBuilt NC and ENERGY STAR® certified** for enhanced sustainability and energy efficiency
- **Formaldehyde-free insulation** in walls, with **6" spray foam insulation** in ceilings and **rim joists** for superior thermal performance
- **Superior Wall® foundation system** featuring precast concrete, metal studs, and rigid insulation for strength and energy savings
- **Comprehensive air sealing** throughout the home to reduce energy loss and improve comfort
- **Zero-VOC paints and adhesives** to promote healthier indoor air quality
- **ENERGY STAR® rated windows, appliances, and lighting** to reduce utility costs and environmental impact
- **Abundant natural daylighting** via strategically placed windows that maximize light and minimize energy use
- **Depressurization fresh air introduction system** and **sealed and tested ductwork** for healthier indoor air
- Water-saving fixtures, such as **low-flow toilets and faucets** to conserve resources
- **Durable exterior materials**, such as **LP Smart Siding and architectural shingle roofing** for longevity and low maintenance
- **Sustainable landscaping** featuring native and drought-tolerant plants, complemented by natural boulder elements
- **Locally and regionally sourced materials** help minimize the home's environmental footprint
- **Constructed by a Living Wage Certified contractor**, ensuring ethical labor practices throughout the build









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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM





Brand-new Arts & Crafts home by JAG Construction—proudly GreenBuilt and Energy Star certified—blends modern style, comfort, and sustainability in the heart of West Asheville. Set on a private, landscaped lot with beautiful short-range mountain views, this home is perfect for entertaining or relaxing outdoors. Inside, oversized windows fill the open floor plan with natural light. The living room features a sleek, eco-friendly electric fireplace with a custom wood surround, while the chef's kitchen shines with quartz countertops, stainless steel appliances, a large island, and contemporary finishes that flow seamlessly into the dining and living areas. The main-level primary suite offers a clerestory window, a custom walk-in closet, and a spa-like bath with a double quartz vanity and a tiled walk-in shower. Upstairs are two additional bedrooms and a full bath with a double vanity. The daylight basement adds a spacious living area and a guest bedroom suite. Enjoy a covered front porch, sunny rear deck, and a location just minutes from downtown Asheville and Haywood Road.



For more information, please contact:

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DIRECTIONS

FROM HAYWOOD ROAD: Turn onto Michigan Avenue. Turn left onto Montana Avenue. 11 Montana Avenue is on the left. Sign in the yard.