



7 MONTANA AVENUE

Brand-New GreenBuilt Home in West Asheville by JAG Construction



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
2,077 SF • 0.14 Acre
MLS #4308133



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

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FEATURES

Brand-New GreenBuilt and 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
Expansive, fully fenced backyard—perfect for gathering with friends and family

Prime Location
Just **minutes from downtown Asheville** and **walkable to Haywood Road and River Arts** 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

Short-Range Mountain Views
Perched above neighboring homes with **short-range mountain views from the porch, stairwell 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 + an extra storage closet** under the stairs



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

Entertainer's Island and Dining Area
Large island with a breakfast bar flows into a bright and open dining/living space

Spacious Living Room
Sun-drenched with a vaulted ceiling, a modern **electric fireplace** and direct **access to the back deck**— perfect for entertaining

Main-Level Primary Suite
Features **clerestory windows**, a **walk-in closet** with **custom wood shelving**, and a **luxurious ensuite bath** with **quartz-topped double vanity**, **tiled walk-in shower**, and stylish fixtures



FEATURES (CONTINUED)

Convenient Main-Level Amenities

Includes a powder room + laundry room with built-in linen shelving

Naturally Lit Upper Landing

A bright upstairs landing ideal for a sitting bench or display nook + linen closet

Two Additional Upper-Level Bedrooms and Bathroom

Includes a bedroom with a walk-in closet + a bedroom with two closets, and a full bath with quartz-topped double vanity, and tiled shower/tub

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

Professionally Landscaped Grounds

A mix of mature and new plantings, big-boulder accents and steps, and fresh mulch create a polished, natural setting - two french drains in place

GREEN FEATURES

GreenBuilt NC and ENERGY STAR® Certified

Formaldehyde-free insulation in walls and 6" of **spray foam insulation** in ceilings and rim joists

Comprehensively air-sealed for improved energy efficiency

Sealed crawlspace for healthier indoor air quality

Zero-VOC paints and adhesives for healthier indoor air quality

ENERGY STAR® rated windows, appliances, and lighting

Abundant natural light suffuses the home through a multitude of thoughtfully placed windows (daylighting)

Fresh air ventilation system, with **sealed and tested ductwork**



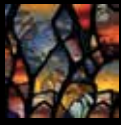
Water-saving fixtures, including low-flow toilets and faucets

Durable exterior materials, including LP Smart Siding and an architectural shingle roof

Sustainable landscaping with native and drought-tolerant plants, plus natural boulder features

Locally and regionally sourced materials to reduce environmental impact

Built by a **Living Wage Certified contractor**



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Brand-new GreenBuilt and Energy Star Certified by JAG Construction, this Arts and Crafts residence offers a perfect blend of style, comfort, and sustainability in the heart of West Asheville. Set on a spacious, flat, landscaped lot with an expansive, fully fenced backyard and short-range mountain views, the home provides an ideal setting for entertaining, gardening, or relaxing outdoors. Inside, oversized windows and vaulted ceilings fill the open floor plan with natural light. A modern, eco-friendly electric fireplace with a custom wood surround anchors the living room. The chef's kitchen showcases quartz countertops, stainless steel appliances, a large island, and modern finishes, all flowing seamlessly into the dining and living areas. The main-level suite features clerestory windows, custom walk-in closet, and a spa-like bath with double quartz vanity and tiled walk-in shower. Upstairs, two additional bedrooms and a full bath with double vanity complete the thoughtful layout. Enjoy a welcoming covered front porch, sunny rear deck, and convenient location—just minutes from downtown Asheville and Haywood Road amenities.



For more information, please contact:

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MIKE@MYMOSAICREALTY.COM

DIRECTIONS

FROM HAYWOOD ROAD: Turn onto Michigan Avenue. Turn right onto Montana Avenue. 7 Montana Avenue is on the right. Sign in the yard.



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FLOOR PLANS