



## 13 ORRINEL WAY

GreenBuilt and Energy Star Home by JAG Construction • Craggy Park Phase 2



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms  
2,971 SF • 0.09 Acre  
MLS #4201607

## INFO

13 Orrinel Way  
Asheville, NC 28806  
4 Bedrooms, 3.5 Bathrooms  
2,971 SF • 0.09 Acre  
MLS #4201607

## FEATURES

- Brand-new Arts and Crafts GreenBuilt and Energy Star home by JAG Construction in Craggy Park — walkable West Asheville's popular green community with streamside trails, organic gardens, and a private park
- Amazing West Asheville location on a quiet road — an easy walk or bike ride to Haywood Road's award-winning shopping, dining, and entertainment; minutes to downtown Asheville
- Abundant outdoor living includes a covered front porch with wraparound sitting area, a spacious sunny back deck with wooded views, and a covered lower-level deck for relaxing
- Open, flowing floor plan is highlighted by oversized windows for an abundance of natural light
- Well-appointed with white oak and tile on the main floor, second level, and fully finished basement
- Inviting foyer with eight-foot, full-light front door and a coat closet
- Bright living room with shiplap-surround gas fireplace, built-in bench seating, and access to a sunny back deck, perfect for entertaining
- Modern chef's kitchen features quartz countertops, stainless steel appliances, tile backsplash, and soft-close drawers and cabinets; large island with breakfast bar opens to living area



Covered Back Deck, Perfect for Gatherings

- Dining area off of kitchen with stunning exposed ceiling beam
- Spacious main-level primary bedroom features a walk-in closet with custom wood shelving, and an ensuite full bathroom that includes a quartz-topped double vanity, tiled walk-in shower, private water closet, and a linen closet
- Powder room and laundry room on main level
- Upstairs landing with display nook gets great natural light
- Two bedrooms and one full bathroom on second level; large bedrooms with walk-in closets and gleaming hardwood floors
- Second-level full bathroom features a double vanity with quartz countertops, tiled shower + tub, and a linen closet
- Fully finished basement includes a large second living room, one bedroom, one full bathroom, two linen closets, a spacious utility room, and lots of extra storage; there is also covered back deck access from second living room

## FEATURES (CONTINUED)

- Lower-level full bathroom has a quartz-topped double vanity and a tiled, walk-in shower
- Off-street parking for two tandem vehicles + extra parking along Orrinel Way
- Professionally landscaped yard boasts thoughtful design, new native trees and shrubs, big-boulder steps, and fresh mulch

## GREEN FEATURES

- GreenBuilt NC and Energy Star Certified — Energy Star windows, appliances and lighting; infill development
- Formaldehyde-free insulation in walls and six inches of spray foam insulation in the ceilings and bands; air sealed — fresh air introduction + ductwork sealed and tested
- K-Wall Foundation (precast concrete foundation with metal studs and rigid insulation)
- No-VOC paints and adhesives
- Multitude of windows for lots of natural light (daylighting)
- Low-flow toilets and fixtures
- Durable materials: Fiber cement siding and an architectural shingle roof; local and regional material use
- Native, drought-tolerant landscaping includes boulder stones
- Living Wage Certified builder



Amazing Arts and Crafts Design



Big-Boulder Steps Highlight Professional Landscaping





Open Floor Plan for Entertaining



Bright Living Room



Shiplap-Surround Gas Fireplace • Built-in Bench Seating



Dining Area off of Kitchen



Exposed Beam Highlights Dining Area



Coat Closet at Entry



Modern Chef's Kitchen Features Quartz and Stainless Steel



Tile Backsplash and Under-Cabinet Lighting



Soft-Close Cabinets and Lots of Countertop Space



Stunning Style



Laundry Room on Main Level



Powder Room on Main Level



Primary Suite Features a Clerestory Window and Modern Ceiling Fan



Abundant Natural Light



Walk-in Closet with Built-in Organization



Ensuite Full Bathroom ...



... Features a Tiled, Walk-in Shower ...



... and a Quartz-Topped Double Vanity



Second Large Bedroom Upstairs



Sitting/Display Nook at Bright Landing



Desk Nook in Second-Level Bedroom



Third Second-Level Bedroom



Full Bathroom on Second Level Includes a Linen Closet



Tiled Shower + Tub



Fully Finished Basement with Second Living Room and Covered Deck Access



Intentional and Efficient Design



Spacious Bedroom in Basement



Double Vanity and Tiled, Walk-In Shower



Utility Room for Extra Storage

**13 ORRINEL WAY**  
GreenBuilt Home in Craggy Park  
West Asheville, NC 28806



Expansive, Sunny Back Deck



French Doors Allow the Outside Inside



Perfect for Al Fresco Dining



Treetop Views from the Covered Lower Deck



Covered Front Porch for Relaxing



Fresh Mulch and a Hand Rail



Community Organic Garden



Bridge over Fox Creek



Fox Creek Borders Park



Private Park with Greenway



Community Firepit



Community Treehouse in the Woods



Park Connects to Public Nature Preserve with Trails



Greenway Connects to Walkable West Asheville

**13 ORRINEL WAY**  
GreenBuilt Home in Craggy Park  
West Asheville, NC 28806



Brand-new Arts and Crafts, GreenBuilt/ Energy Star home by JAG Construction in Craggy Park — West Asheville’s popular green community, steps from Haywood Road’s thriving social district, and minutes to downtown Asheville. This bright, inviting home boasts an open, airy floor plan illuminated by oversized windows. Entertain easily with a modern chef’s kitchen and two expansive decks — a sunny main-level deck and a lower-level covered deck. The spacious main-level primary suite features a large walk-in closet and full bathroom, while the sunlit upstairs landing connects two more bedrooms, both with walk-in closets and hardwood floors, and a full bathroom. Well-appointed, finished basement has a second living area, a bedroom with adjacent full bathroom, and lots more storage + covered deck access. Big-boulder steps, native trees and shrubs, and fresh mulch highlight a thoughtful landscape design. Plenty of off-street parking and guest parking along Orrinel Way.



For more information, please contact:

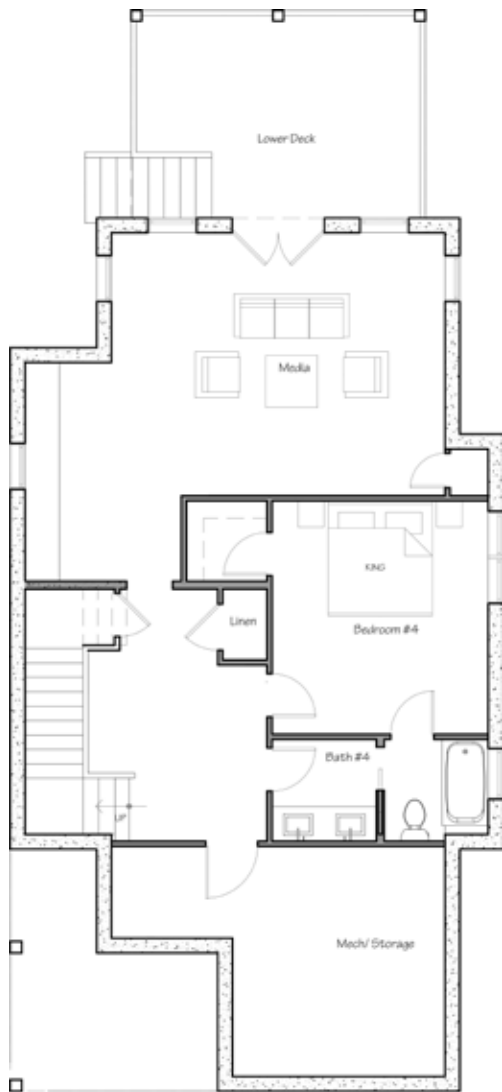
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### DIRECTIONS

From Haywood Road, turn onto Louisiana Avenue. Turn left onto Tanglewood Drive. Turn right onto Craggy Avenue at the entrance to Craggy Park Phase 2. 13 Orrinel Way is on the right. Sign in yard.



## THE WREN | FLOOR PLANS



BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL