



22 SUNNYSIDE LANE

Amazing New Home by JAG Construction • Beaverdam Valley



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,782 SF • 0.20 Acre
MLS #4170604

INFO

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Asheville, NC 28804
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FEATURES

- Brand-new and bespoke GreenBuilt and Energy Star home by JAG Construction in tranquil Beaverdam Valley — one of north Asheville's most picturesque neighborhoods
- Close to the Blue Ridge Parkway and Merrimon Avenue amenities — only 15 minutes to downtown Asheville
- Enjoy quiet strolls and relaxing rides on a private, no-through street
- Outdoor living includes a covered front porch with beautiful tongue-and-groove ceiling, and a covered + sunny wraparound deck for gathering with friends and family; great yard for play
- Open, flowing floor plan with huge windows for abundant natural light
- White oak and tile on the main floor and second level; polished concrete floors in the basement
- Large coat closet at garage-adjacent entrance
- Bright living room with cathedral/vaulted ceiling, shiplap-surround electric fireplace, and dazzling pendant light fixture
- Modern chef's kitchen features quartz countertops, sleek stainless steel appliances, subway tile backsplash, soft-close drawers, and a closet pantry with custom-built wood shelves
- Large kitchen island with breakfast bar and great under-counter storage



View from Upstairs Landing

- Dining area off kitchen with wraparound deck access; covered + sunny deck is perfect for al fresco dining
- Spacious primary suite on main level features a clerestory window, a walk-in closet with sliding barn door, private deck access, and an ensuite full bathroom that includes a quartz-topped double vanity, tiled walk-in shower with dual shower heads, and a linen closet
- Powder room, laundry room, and extra storage closet on main level
- Upstairs landing with sitting nook gets great natural light; overlooks living
- Two bedrooms, one full bathroom, and linen closet on second level
- Bedrooms with vaulted ceilings, modern fans, and ample closet space
- Second-level full bathroom features a quartz-topped vanity and a tiled shower + tub

FEATURES (CONTINUED)

- Oversized, one-car garage with easy, main-level access; spacious, sealed crawl space for tool + toy storage
- Professionally landscaped yard boasts thoughtful design, new native trees and shrubs, big-boulder pavers and steps, and fresh mulch

GREEN FEATURES

- GreenBuilt NC and Energy Star Certified
- Formaldehyde-free insulation in walls and 6" of spray foam insulation in the ceilings and bands
- Sealed and encapsulated crawl space
- 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
- Low-flow toilets and fixtures
- Durable materials: LP Smart Siding and an architectural shingle roof
- Infill development
- Native and drought-tolerant landscaping, including landscape boulders
- Local and regional material use
- Living Wage Certified builder



Beautiful Tongue-and-Groove Ceiling + Inviting Entry



Easy, Main-Level Access through the Garage





Stunning Entry into the Home • Bright Living Room with Cathedral Ceiling



Coat Closet Adjacent to Entrance from Garage



Electric Fireplace and Hallway Connecting Primary Suite



Dining Area Gets Great Natural Light



Powder Room on Main Level



Laundry Room on Main Level



Modern Chef's Kitchen Features Quartz and Stainless Steel



Large Island with Breakfast Bar



Space for Entertaining



Custom Cabinets and Subway Tile Backsplash



Sleek, Stainless Steel Appliances



Oversized Pantry Closet



Spacious Primary Suite with Clerestory Window



Walk-in Closet and Modern Ceiling Fan



Ensuite Full Bathroom and Private Deck Access



Ensuite Full Bathroom • Quartz-Topped Double Vanity



Tiled, Walk-in Shower with Dual Shower Heads



Walk-in Closet with Built-in Organization



Lofty Sitting Nook • Perfect for a Good Book



Second-Level Bedroom with Vaulted Ceiling



Spacious Bedroom with Good-Sized Closet



Third Bedroom Could Make a Great Home Office



Ample Closet Space



Upstairs Bathroom • Modern Fixtures and Gorgeous Tile



Covered + Sunny Wraparound Deck



Area for Al Fresco Dining



Deck Overlooks Great Yard for Play



Back Yard off Wraparound Deck



Space for Play, Plants and Pets



Covered Front Porch for Relaxing



Great Curb Appeal • Professional Landscaping and Plenty of Parking

Brand New GreenBuilt and Energy Star home by JAG Construction in picturesque Beaverdam Valley, close to the Blue Ridge Parkway and mere minutes to North Asheville. Located on a quiet, no-through street, this home allows escape from the hustle yet close to the city. Enjoy outdoor living from the covered front porch and covered + sunny wraparound deck, perfect for dining and entertaining. The open floor plan and an abundance of oversized windows give this home a bright, airy and inviting feel. The modern chef's kitchen features quartz counters, stainless steel appliances, subway tile backsplash, and a large island with breakfast bar. Spacious, main-level primary bedroom features private deck access, a walk-in closet, and an ensuite bathroom. The second level boasts a landing with a cozy sitting nook, two bedrooms, a bathroom, and linen closet. Oversized, one-car garage with main level access + sealed crawl space for tool + toy storage. Flat and sunny lot.



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take Merrimon Avenue north. Turn right onto Beaverdam Road. In approximately 3 miles, veer left onto Lynn Cove Road. Turn left onto Sunnyside Lane. 22 Sunnyside Lane is on the left. Sign in yard.