



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BLACK MOUNTAIN



512 TENTH STREET | BLACK MOUNTAIN, NC 28711

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BLACK MOUNTAIN, NC 28711



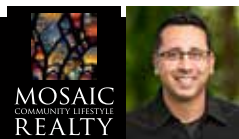
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BLOCKS FROM LAKE TOMAHAWK AND THE BLACK MOUNTAIN GOLF COURSE

This new-construction and Energy Star-certified Mountain Modern Craftsman home features a two-car garage and sits on more than a quarter of an acre with extensive landscaping and hardscaping. Its regionally sourced stacked stone exterior blends “Montreat Era” architecture with modern design. Inside, the open-concept floorplan features oak hardwood floors, recessed lighting, custom windows, modern lighting, and a spacious living room with a stacked stone gas fireplace flanked by custom built-ins. The inviting kitchen offers custom cabinetry, leathered granite countertops, a herringbone tile backsplash, ZLINE appliances, and a large eat-in island. The second story features four bedrooms, including a spacious primary suite with luxurious amenities, and a laundry room. Outside of the kitchen, the paved patio offers a relaxing outdoor space, perfect for grilling and entertaining. STR potential; buyer’s agent to confirm.

4 BEDS | 2.5 BATHS | 2,401 SF | 0.27 ACRE | MLS #4247173



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FEATURES

- Mountain Modern Craftsman home
- Two-story, new-construction, Energy Star-certified home with two-car garage
- Wonderfully located — blocks to Lake Tomahawk and recreation center and just one mile to Black Mountain's shopping, galleries, and restaurants
- Two blocks from Black Mountain Golf Course and its pro shop
- Situated on more than a quarter of an acre; new sod, extensive landscaping and hardscaping
- Regionally sourced stacked stone marries “Montreat Era” architecture to modern design
- Open-concept plan features a spacious living room with stacked stone gas fireplace and custom built-ins, oversized custom windows, roomy dining area, oak hardwood floors, recessed lighting, and modern touches throughout
- Inviting kitchen has custom cabinetry, leathered granite countertops, herringbone-tiled backsplash, microwave drawer, ZLINE appliances, including a natural gas range, large eat-in island, under-cabinet lighting, and coffee/drink bar area with built-in wine rack
- Private bonus room off kitchen is ideal for an office or playroom
- Second floor offers four bedrooms, including a huge, luxurious primary suite, and a laundry room
- Retreat to the gorgeous primary bedroom, featuring a dreamy, extra-large walk-in closet with high-end custom closet system, ensuite spa-like bathroom with a freestanding soaking tub, walk-in shower, and incline-trough sink with two faucets
- Primary bedroom offers all the space one needs — with room for a seating area
- Bedrooms have large windows, ceiling fans, and good-sized closets
- Step through the sliding doors to the paved patio and relax under the pergola or enjoy grilling/entertaining with friends
- Gently sloped backyard is ideal for pets, play, and/or gardens

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FEATURES (CONTINUED)

- Ample storage throughout home, including a large, under-stairs closet
- Short-term rental possible per Black Mountain Township
- Low-maintenance exterior with fiber cement siding, Trex® decking on front porch with cable rail, and a roof overhang design that aids energy efficiency
- Easy 20-minute commute to downtown Asheville
- Energy-efficient home with a HERS Score of 52

GREEN FEATURES

- Energy Star-certified home
- 100% LED lighting, water-based floor finish, zero-VOC paint used throughout
- Navien on-demand tankless natural gas water heater
- EV charger in garage
- Encapsulated crawlspace

DRIVING DIRECTIONS

FROM DOWNTOWN BLACK MOUNTAIN: Head northwest on Montreat Road to Laurel Park Circle. Turn left onto Laurel Park Circle and bear right until you reach Lake Tomahawk. Turn right onto Rhododendron Road, then left on to Tenth Street. Home is on your right.



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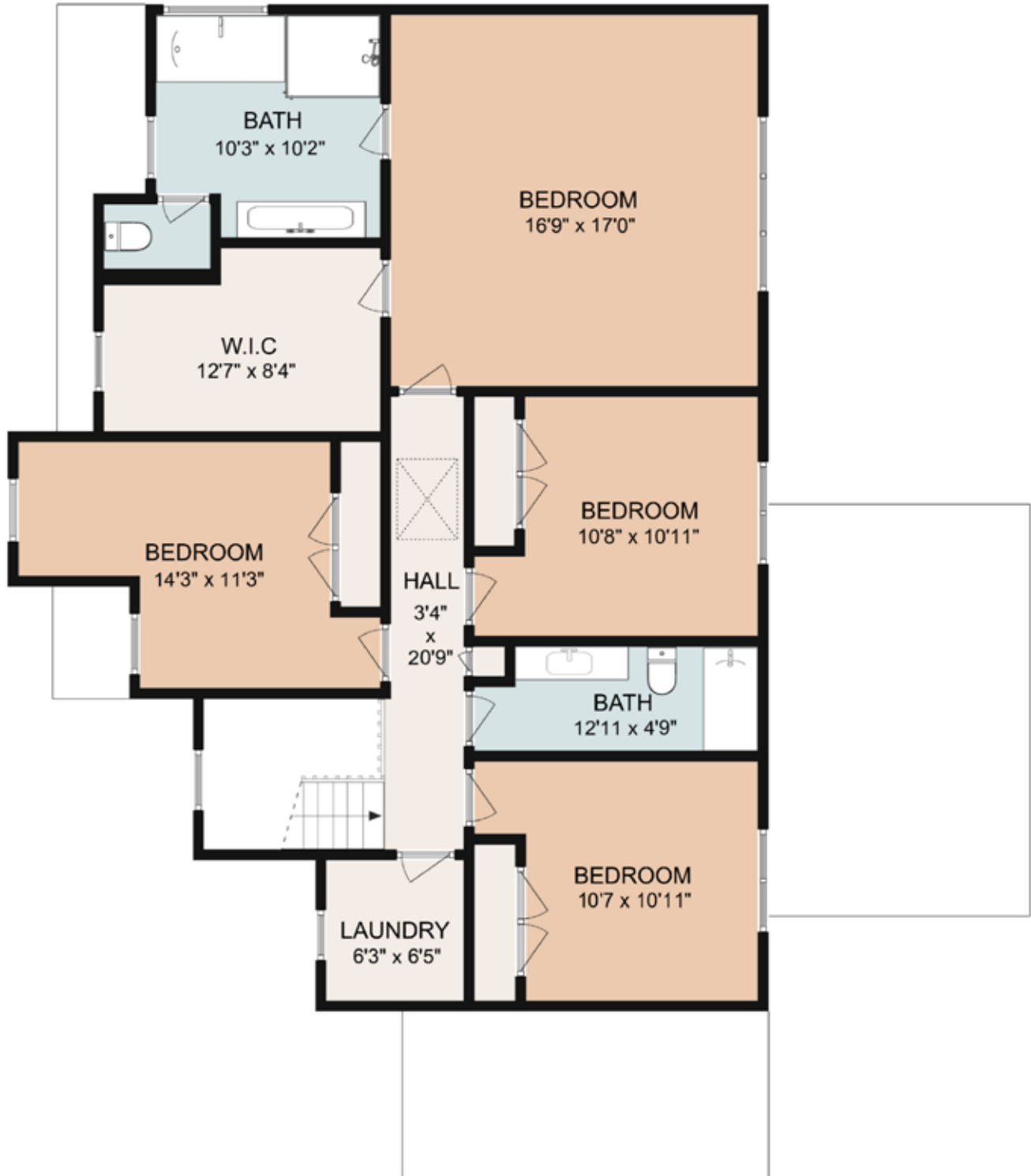
MAIN LEVEL



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UPPER LEVEL



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Home Energy Rating Certificate Final Report

Rating Date: 2025-04-09
Registry ID: 534166960
Ekotrope ID: L0VbmKzv



<p>HERS® Index Score:</p> <p>52</p> <p>Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com</p>	<p>Annual Savings</p> <p>\$2,022</p> <p><small>*Relative to an average U.S. home</small></p>	<p>Home: 512 Tenth St Black Mountain, NC 28711</p> <p>Builder: Meinch Construction</p>
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Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	18.0	\$597
Cooling	2.9	\$98
Hot Water	11.3	\$112
Lights/Appliances	24.9	\$766
Service Charges		\$288
Generation (e.g. Solar)	0.0	\$0
Total:	57.0	\$1,861

This home meets or exceeds the criteria of the following:

- ENERGY STAR v3.1
- ENERGY STAR v3
- 2018 International Energy Conservation Code
- 2015 International Energy Conservation Code
- 2012 International Energy Conservation Code
- 2009 International Energy Conservation Code
- 2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Jessica Arrowood
RESNET ID: 7109486

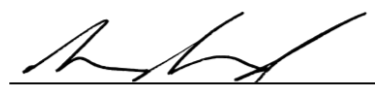
Rating Company: VandeMusser Design
26 Crabapple Lane
8283484723

Rating Provider: VandeMusser Design
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Home Feature Summary:

- Home Type: Single family detached
- Model: Custom
- Community: Black Mtn
- Conditioned Floor Area: 2,375 ft²
- Number of Bedrooms: 4
- Primary Heating System: Air Source Heat Pump • Electric • 7.8 HSPF2
- Primary Cooling System: Air Source Heat Pump • Electric • 14.6 SEER2
- Primary Water Heating: Residential Water Heater • Natural Gas • 0.96 UEF
- House Tightness: 1114 CFM50 (2.80 ACH50)
- Ventilation: 74 CFM • 30 Watts • Exhaust Only
- Duct Leakage to Outside: 17 CFM @ 25Pa (0.72 / 100 ft²)
- Above Grade Walls: R-19
- Ceiling: Vaulted Roof, R-30
- Window Type: U-Value: 0.26, SHGC: 0.18
- Foundation Walls: N/A
- Framed Floor: R-19




 Jessica Arrowood, Certified Energy Rater
 Digitally signed: 4/22/25 at 12:42 PM



	<p>Ekotrope RATER - Version:4.2.2.3615 The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.</p>
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