



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BLACK MOUNTAIN



520 TENTH STREET | BLACK MOUNTAIN, NC 28711

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BLACK MOUNTAIN, NC 28711



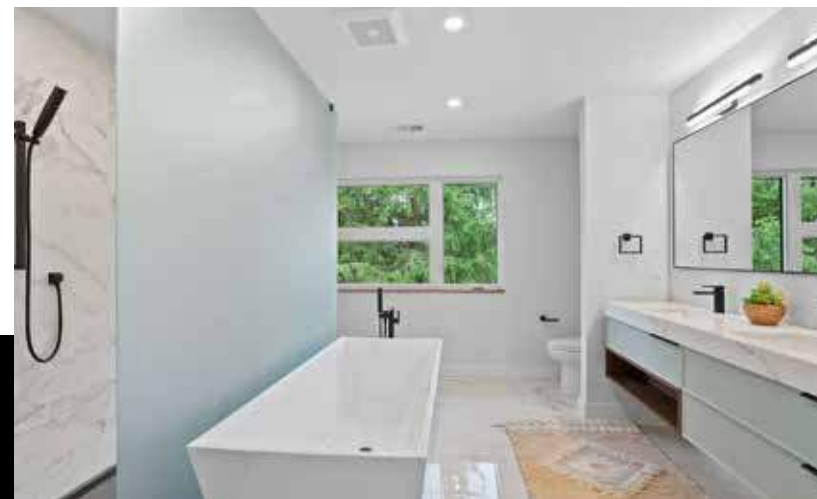
BLACK MOUNTAIN



THOUGHTFULLY DESIGNED, NEW-CONSTRUCTION MOUNTAIN MODERN HOME

Nestled on a large corner lot and just blocks from Lake Tomahawk and Black Mountain's golf course, this spacious Energy Star-certified home offers elegant modern touches with a nod to "Montreat Era" architecture. The flowing, open floorplan is airy and light with gorgeous oak floors, a floor-to-ceiling, double-sided stone gas fireplace, oversized custom windows, and modern finishes throughout. Enjoy cooking in the expansive chef's kitchen or relaxing outdoors on the private patio. The second floor offers a luxurious primary suite, two additional bedrooms with walk-in closets, and a large laundry room with mountain views. Truly a retreat, the primary bedroom is drenched in natural light and offers a stunning spa-like bathroom. Whether you're seeking a peaceful retreat or an active lifestyle, this exceptional home is sure to exceed your expectations. STR possible; buyer's agent to confirm.

3 BEDS | 2.5 BATHS | 2,642 SF | 0.28 ACRE | MLS #4247176



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FEATURES

- Black Mountain Modern Craftsman retreat
- Two-story, new construction home with oversized two-car garage
- Wonderfully located — blocks to Lake Tomahawk and recreation center; just one mile to Black Mountain's shopping, galleries, and restaurants
- Two blocks from Black Mountain Golf Course and its pro shop
- Situated on a large corner lot with new sod and extensive landscaping
- Home features regionally sourced natural stone, beautiful stone hardscaping, and trex decking with cable rail
- Covered front porch welcomes you
- Step inside via the stately eight-foot, frost-paned front door that opens to large foyer
- Flowing, open floor plan features custom windows, gorgeous oak floors, double-sided natural gas stone fireplace, and modern finishes throughout
- Spacious and light-filled living room flows to dining area which flows to kitchen
- Elegant chef's kitchen offers abundant counterspace, custom cabinetry, quartz countertops, a custom pantry closet, gas range, convection oven/microwave combo, natural gas range, under-cabinet lighting, and huge eat-in island
- Brass hardware, modern light fixtures, quartz countertops, and designer tile round out the thoughtfully designed kitchen
- Triple sliding doors in kitchen open to the patio, creating a wonderful indoor-outdoor living experience
- Steps down from the kitchen, you'll find a handsome powder room with a floating vanity, wood slat wall detail, and soaring ceiling — as well as multiple storage closets and access to the garage
- Second floor offers a luxurious primary suite, two additional bedrooms with walk-in closets, and a large laundry room with sink, storage, and mountain views
- Truly a retreat, the primary bedroom is drenched in natural light and offers two high-end custom walk-in closets, wooded views, and a stunning ensuite bathroom
- No need to hit the spa — soak away the day in the oversized, freestanding tub or enjoy the dual-entry walk-in shower with beautiful tile surround, dual shower heads, and frosted a glass wall
- The lavish primary bathroom also features a large, double-sink floating vanity and gleaming tiled floors

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FEATURES (CONTINUED)

- Light-filled bedrooms have large windows, ceiling fans, and walk-in closets
- Uniquely designed, the second bathroom is a Jack-and-Jill bath — accessible via each bedroom's walk-in closet
- Soaking tub/shower with glass doors, tile floors, a large, double-sink granite vanity, and a water closet in second bathroom
- Relax or entertain on the back patio featuring stone pavers, custom-built pergola and privacy walls; room for a grill and a large seating area
- Backyard is ideal for pets, play, and/or gardens
- Short-term rental possible, per Black Mountain Township
- Oversized two-car garage with modern garage door, epoxy flooring, and room for extra storage
- Low-maintenance exterior with fiber cement siding and a roof overhang design that aids energy efficiency
- Energy-efficient home with a HERS Score of 55
- Easy 20-minute commute to downtown Asheville

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: 2025-04-02
Registry ID: 057979897
Ekotrope ID: dq3AEnW2

HERS® Index Score: 55

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

Annual Savings
\$1,837
*Relative to an average U.S. home

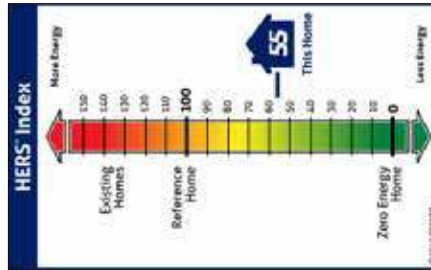
Home: 520 Tenth St
Black Mountain, NC 28711
Builder: Meinch Construction

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	\$656
Cooling	\$76
Hot Water	\$89
Lights/Appliances	\$658
Service Charges	\$288
Generation (e.g. Solar)	\$0
Total:	\$1,767

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



Home Feature Summary:

Home Type: Single family detached
Model: custom
Community: Black mtn
Conditioned Floor Area: 2,592 ft²
Number of Bedrooms: 3
Primary Heating System: Air Source Heat Pump • Electric • 7.2 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: 1200.3 CFM50 (2.62 ACH50)
Ventilation: 68 CFM • 15 Watts • Exhaust Only
Duct Leakage to Outside: 0 CFM @ 25Pa (0 / 100 ft²)
Above Grade Walls: R-19
Ceiling: Vaulted Roof, R-28
Window Type: U-Value: 0.25, SHGC: 0.21
Foundation Walls: N/A
Framed Floor: R-19

Rating Completed by:

Energy Rater: Jessica Arrowood
RESNET ID: 7109486

Rating Company: VandeMusser Design
26 Crabapple Lane
8283484723

Rating Provider: VandeMusser Design
26 Crabapple Lane
8283484723



Jessica Arrowood, Certified Energy Rater
Digitally signed: 4/10/25 at 9:14 AM



Ekotrope RATER - Version 4.2.2.3607
The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.

