



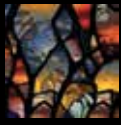
110 TIMBERVIEW DRIVE

Thoughtful Design in a Ten-Home Subdivision • Swannanoa



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,445 SF • 0.34 Acre
MLS #4304765

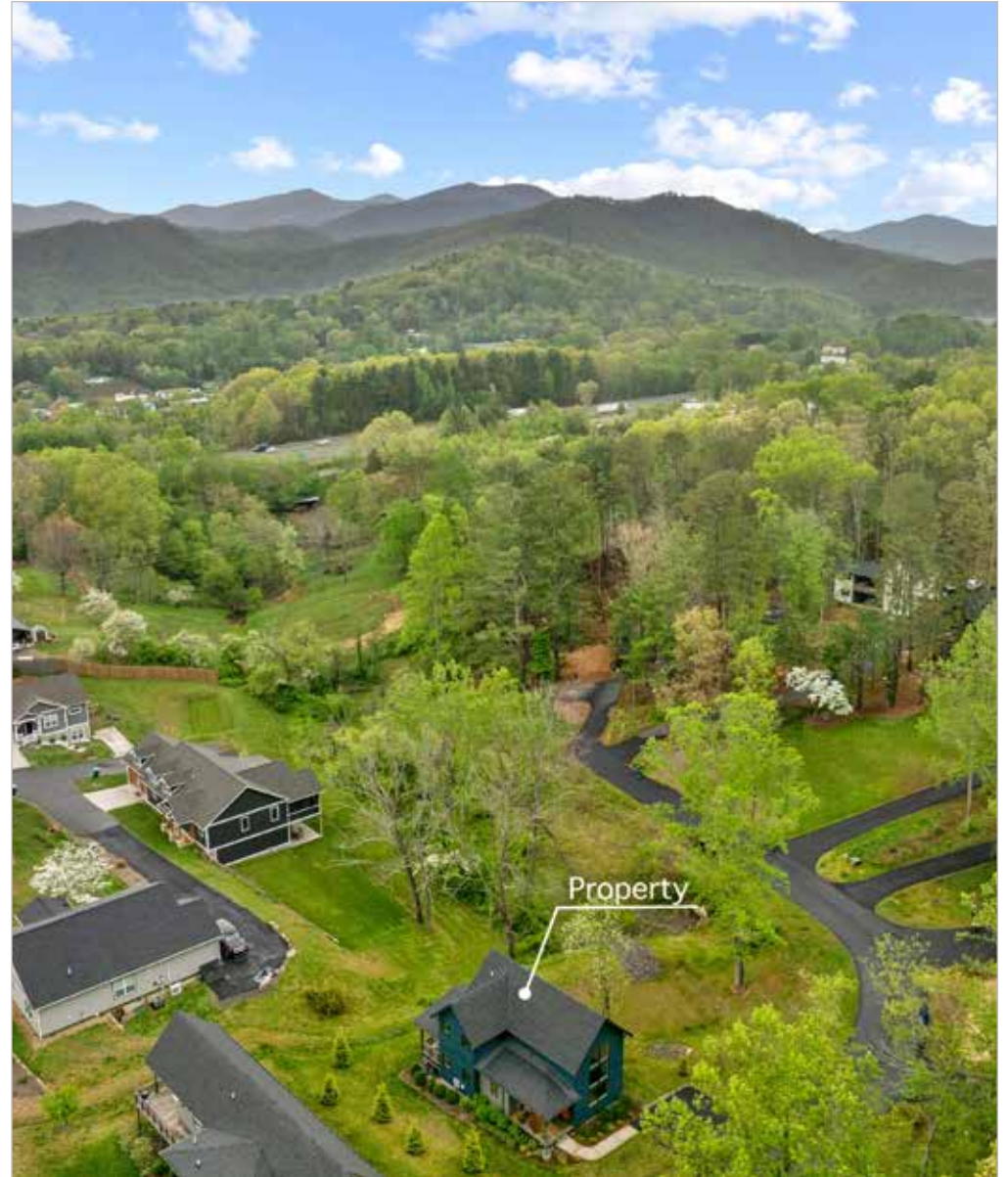


INFO

110 Timberview Drive
Swannanoa, NC 28778
3 Bedrooms, 2.5 Bathrooms
1,445 SF • 0.34 Acre
MLS #4304765

FEATURES

- Modern, thoughtful design in this ten-home subdivision in pastoral Swannanoa
- Great outdoor living with a large covered back deck and spacious front porch entry
- Numerous large windows fill the home with natural light
- Kitchen features stainless steel appliances, plenty of storage space, and granite counters with extra seating
- HERS rated for energy efficiency
- Primary suite on the main level has a walk-in closet and a walk-in shower
- Oak hardwood flooring throughout
- Fiber cement siding
- Subway-tiled bathrooms
- Built-in wood shelving for closets and pantry
- Multiple storage options: Attic space, utility room storage, under-stairs nook, outdoor storage off back deck



Drone Capture of the Property and Its Surrounding Mountain Views



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



Wall of Windows in Living Room



Charming, Covered Front Porch



Open, Airy, and Full of Light



Oak Hardwood Throughout



Turnkey Living



HERS-Rated, Energy-Efficient Home



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Great Kitchen for Entertaining • Extra Counter Seating



Granite Countertops



Access to Covered Back Deck



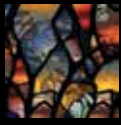
Plenty of Storage ...



... and Plenty of Light



Kitchen/Dining View of the Living Space



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Primary Suite on Main Level with Access to Back Deck



Spacious and Bright



Large Walk-in Closet • Ensuite Bathroom Access

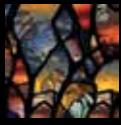


Sleek Ensuite Bath with Subway-Tiled Walk-in Shower



Simple, Clean Design in the Main-Level Half Bathroom

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First Bedroom on Second Level



All Bedrooms Have Ceiling Fans



Second Upstairs Bedroom • Vaulted Ceiling



Full Bathroom on Second Level



Subway Tile • Built-in Toiletry Cubby

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Modern, Ten-Home Subdivision



Covered, Spacious Back Deck • Fiber Cement Siding



Space for Gathering with Friends



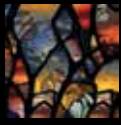
Enclosed Storage Below Deck



Approximate Lot Lines



Spacious Driveway



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Welcome to 110 Timberview!

Discover modern mountain living in this beautifully designed North Hill home, where contemporary style, energy efficiency, and comfort come together. A charming front porch invites you inside, where you're greeted by an open floor plan featuring oak hardwood floors, tall ceilings, and a wall of windows. The kitchen features stainless steel appliances, ample storage, and granite countertops. On the main level, you'll also find a convenient half bath and the primary suite, complete with a walk-in closet and tiled walk-in shower. Upstairs, two additional bedrooms, a full bathroom, and a washer/dryer hookup offer plenty of space and convenience. Step outside to a large covered deck, ideal for gatherings. Perfectly situated between Asheville and Black Mountain, this home offers both privacy and easy access to everything the area has to offer.



For more information, please contact:

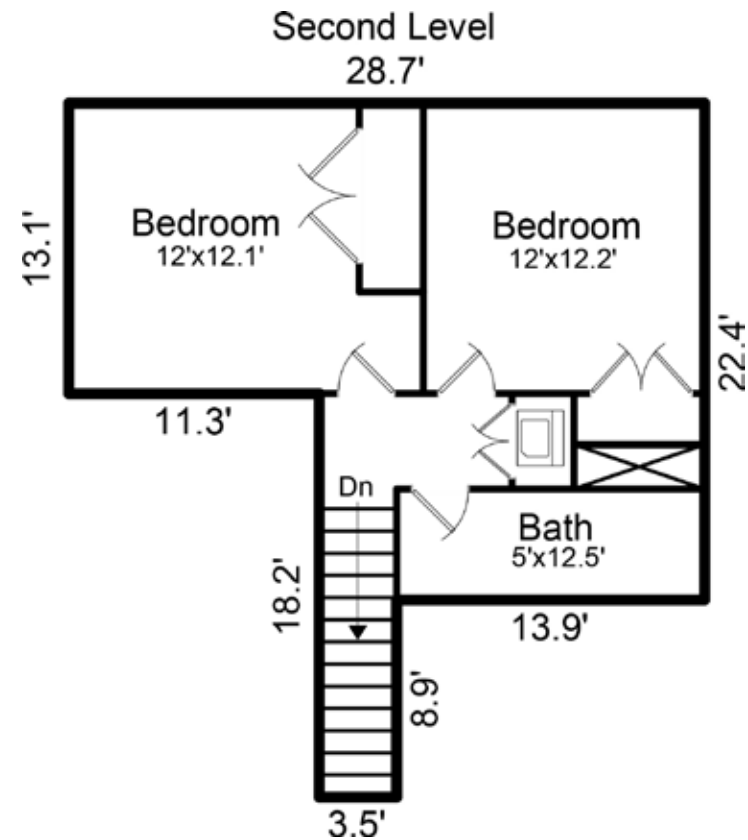
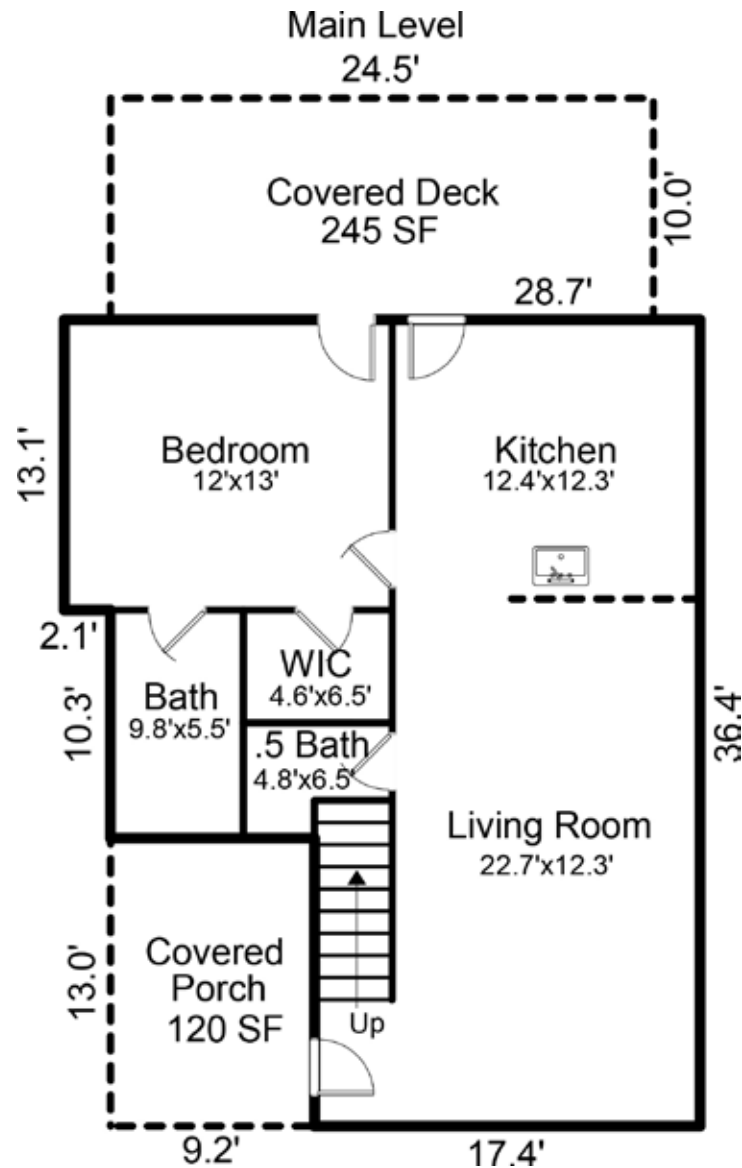
HOLLY ARACICH

828.335.0688

HOLLY@MYMOSAICREALTY.COM

DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-40 E to Exit 55, then take US-70 E to the RIGHT at Buckeye Cove Road. then a LEFT on Timberview Drive. Home is the fourth on the left.



FLOOR PLANS



Home Energy Rating Certificate Final Report

Rating Date: 2022-01-21
Registry ID: 389162246
Ekotrope ID: DLzW9VYd

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

\$1,416

*Relative to an average U.S. home

Home:

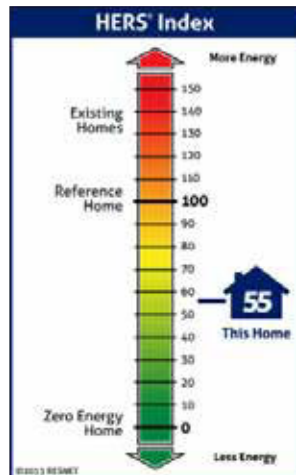
110 Timberview Dr
Swannanoa, NC 28778

Builder:

Mack Constructors, Inc

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	10.8	\$334
Cooling	1.3	\$42
Hot Water	1.9	\$59
Lights/Appliances	14.8	\$465
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	28.7	\$1,067



Home Feature Summary:

Home Type:	Single family detached
Model:	Custom
Community:	Custom 28778 Timberview
Conditioned Floor Area:	1,361 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 17.5 SEER
Primary Water Heating:	Residential Water Heater • Electric • 3.75 UEF
House Tightness:	643.1 CFM50 (2.25 ACH50)
Ventilation:	None
Duct Leakage to Outside:	20 CFM @ 25Pa (1.47 / 100 ft ²)
Above Grade Walls:	R-19
Ceiling:	Vaulted Roof, R-33
Window Type:	U-Value: 0.27, SHGC: 0.32
Foundation Walls:	R-13
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

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
26 Crabapple Lane
8283484723

Jessica Arrowood, Certified Energy Rater
Digitally signed: 1/25/22 at 2:46 PM

