



AVALON™

LAND OF
WONDER & ENCHANTMENT

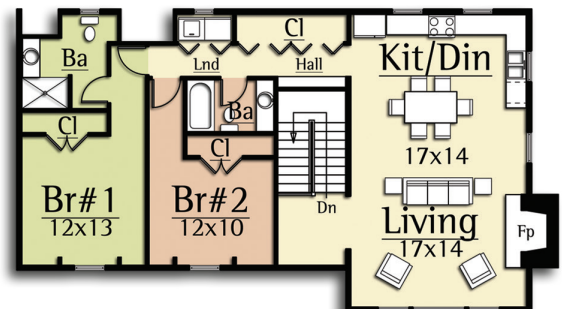
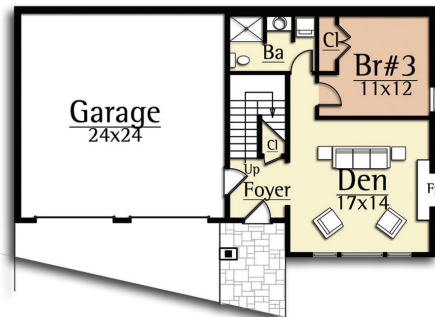


THE BIRCH CARRIAGE HOUSE

Bedrooms: 3 • Baths: 3 • HSF: 1,970
\$499,500

A carriage house is an outbuilding, which was originally built to house horse-drawn carriages and related tack. There is very little need in the modern world for true carriage houses. Accordingly, many carriage houses have been modified to other uses, such as secondary suites and guest houses. Even today, such structures are still often called carriage houses in deference to their original function and regardless of their current use.

The Birch Carriage House by MossCreek features 3 Bedrooms and open Kitchen/ Dining/ Living area in a pleasant carriage house aesthetic. It's modern living with a flavor of yesteryear.



BLUEREALTYWNC.COM | Mosscreek.net

828.246.9800 | DiscoverAvalon.life | 52 Breckenridge Rd., Waynesville, NC 28785

Turn-key pricing subject to specifications and allowances listed. Pricing and specifications subject to change without notice. Renderings are conceptual and subject to change upon review of final architectural plans. Square Footages are approximate. Plan price does not include homesite price.



THE BIRCH CARRIAGE HOUSE

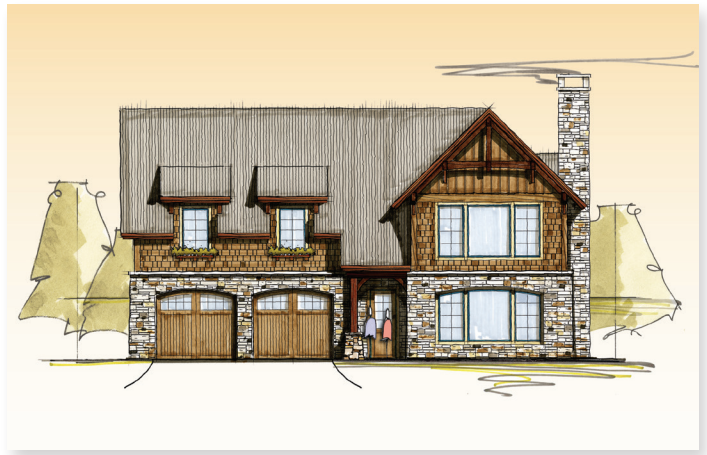
Bedrooms: 3

Baths: 3

Heated Square Feet: 1,970

Foundation: **Concrete Slab**

Garage Bays: 2



Turnkey Construction Includes:

- Permits: Building / Construction Permits, Septic Permit, Well Permit
- Builders Risk Insurance
- Septic Allowance of \$6,000
- Water Tap Allowance of \$4,000
- Sitework Allowance of \$20,000
Includes: Clearing, Excavation, Hauling, Grading, Culverts, Bury Gas Lines, Bury Propane Tank, Bury Water and Sewer Lines, Bury Underground Power, Bury Gutter Drain Lines, Bury Cistern (If Applicable), Silt Fencing, Erosion Control / Hydroseeding
- Concrete Slab Foundation
- Carriage Style Garage Doors with Openers and Remote Controls
- Sheetrock Walls and Ceilings in Garage
- Foundation Waterproofing
- Stone Material and Labor Allowance of \$25,000
- Framing Material and Labor
- Timber Features
- Premium Aluminum Clad Wood Windows and Glass Doors, Thermopane / Low-E Glass, Fiberglass Screens
- Custom Front Entry Door
- Architectural Shingles
- Exterior Finished with Cabot's® Premium Stain
- Interior Finished with Sherwin Williams® Paint, Stain, Sealants

Plumbing Fixtures Include:

- Delta® Oil Rubbed Bronze Faucets / Showerheads
- Kohler® Elongated Commodes
- Kohler® Undermount Sinks All Vanities
- Kohler® Kitchen Sink

- Energy Efficient Heating and Air Conditioning System Includes Minimum 15 Seer Heat Pump(s) Zoned for Maximum Efficiency
- Light Fixture Allowance of \$5,000
- Knockdown Finish on Sheetrock
- Eastern White Pine Window and Door Casing With Backband Applied
- Eastern White Pine Baseboard
- Two Panel, V-Groove, Knotty Pine Interior Doors With Oil Rubbed Bronze Hinges
- Wood Tongue and Groove Ceilings in Kitchen, Living Room, Dining and Den
- Oil Rubbed Bronze Lever Handled Door Hardware
- Wide Plank Engineered Wood Flooring In Living Room, Kitchen, Dining, Bedroom #1, Bedroom #2 and Hall/Engineered
- Custom Tile Flooring in Baths
- Custom Tile Shower in Baths
- Energy Efficient Electric Water Heat
- Wood Shelving and Closet Rods All Closets
- Rocker Style Light Switches
- Granite Countertops in Kitchen and Baths with Allowance of \$8,000
- Bosch® Stainless Kitchen Appliances
- Dual Fuel Range
- Bosch® Front Load Washer / Dryer
- Custom Alder Cabinetry in Kitchen and Baths
- Custom Glass Shower Enclosures in Baths
- Exterior Finishes include Eastern White Pine Board and Batten Siding and Cedar Shake Siding
- Exposed Rafter Eaves
- Bedrooms Wired for Phone, TV, Ceiling Fan, Lights, and Switched Outlets

