



# AVALON™

LAND OF  
WONDER & ENCHANTMENT



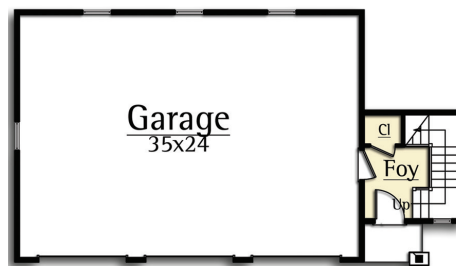
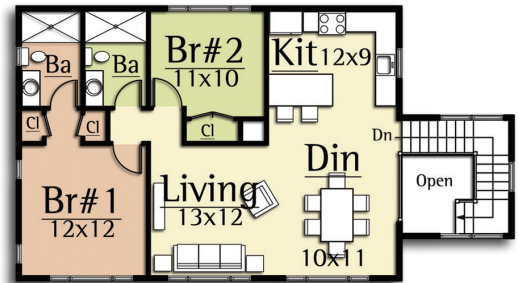
## THE ELM CARRIAGE HOUSE

Bedrooms: 2 • Baths: 2 • HSF: 1,180  
**\$399,900**

More than just a garage, the Elm Carriage House by MossCreek combines automobile storage and living into one compact design. The Elm features 2 Bedrooms and 2 Baths, and a 3-car Garage. A large Living Room, with exposed timbers, and an open Kitchen/Dining Room complete this lovely interior.

Exterior timber, stone and shingle detailing complement the feel of this perfect rustic getaway. Includes 3-car Garage.

MAIN LEVEL  
1,058 HSF



GARAGE LEVEL  
122 HSF



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 ELM CARRIAGE HOUSE

Bedrooms: 2

Baths: 2

Heated Square Feet: 1,180

Foundation: **Concrete Slab**

Garage Bays: 3



## Turnkey Construction Includes:

- Permits: Building / Construction Permits, Septic Permit, Well Permit
- Builders Risk Insurance
- Septic Allowance of \$5,000
- Water Tap Allowance of \$4,000
- Sitework Allowance of \$18,000  
*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
- Foundation Waterproofing
- Carriage Style Garage Doors with Openers and Remote Controls
- Sheetrock Walls and Ceilings in Garage
- Stone Material and Labor Allowance of \$10,000
- 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 Commode
- Kohler® Undermount Sinks In Vanity
- Kohler® Cast Iron Farmhouse Kitchen Sink

- Energy Efficient Heating and Air Conditioning System Includes Minimum 15 Seer Heat Pump(s) Zoned for Maximum Efficiency
- Light Fixture Allowance of \$4,500
- 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, Dining, Bedrooms
- Oil Rubbed Bronze Lever Handled Door Hardware
- Wide Plank Engineered Wood Flooring in Living Room, Kitchen, Dining, Bedrooms
- Custom Tile Flooring in Baths and Laundry Room
- 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 \$7,000
- 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

