AVALON™

LAND OF
WONDER & ENCHANTMENT

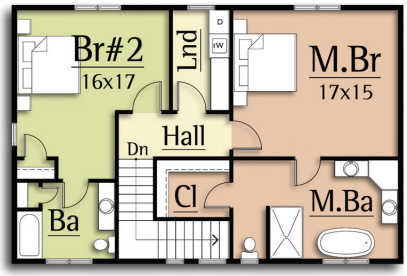
THE

MT. OLIVE RETREAT

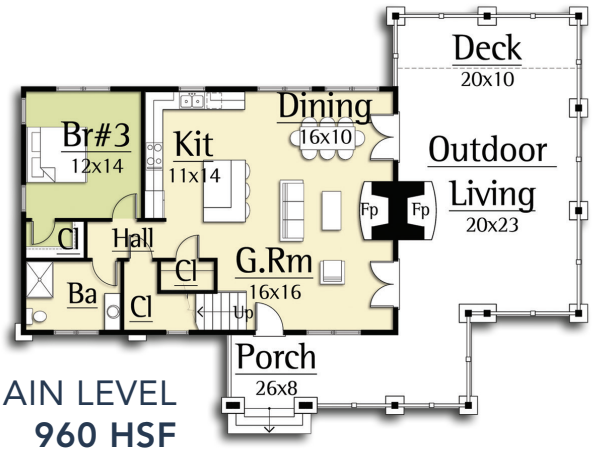
Bedrooms: **3** • Baths: **2** • HSF: **1,888**

$489,495

The Mt Olive by MossCreek features genuine rustic style living in a small footprint. Architectural details include Boston ridge vents, oversized log posts, tapered stone columns and a stone watertable. Interior features include 3 fireplaces, 3 Bedrooms and 2 Baths. This open living plan of Dining /Kitchen /Great Room form gracious entertaining. A Master Suite and a dramatic Outdoor Living Porch complete this masterful design. Optional detached garage available.



UPPER LEVEL
928 HSF



MAIN LEVEL
960 HSF

Baldwin&Phillips
CONSTRUCTION

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

Mt. Olive Retreat

Bedrooms: **3**
Baths: **2**
Heated Square Feet: **1,888**
Foundation: **Crawl Space**

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 $25,000 *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*
- Crawl Space Foundation
- 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
- Kohler® Jetted Tub in Master Bath

- 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, Great Room, Dining, Master Bedroom
- Oil Rubbed Bronze Lever Handled Door Hardware
- Exterior Handrail with Cedar Top and Bottom Rails and Rustic Pickets
- Wide Plank Engineered Wood Flooring in Great Room, Kitchen, Dining Room, Master Bedroom
- 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 $8,000
- Custom Tile Backsplash in Kitchen
- Bosch® Stainless Kitchen Appliances
- Dual Fuel Range
- Bosch® Front Load Washer / Dryer
- Custom Alder Cabinetry in Kitchen, Baths and Laundry
- Custom Glass Shower Enclosures in Baths
- Wood Burning Fireplace in Great Room and Outdoor Living Area with Stone Veneer and Heavy Timber Mantle
- Exterior Finishes include Eastern White Pine Board and Batten Siding and Poplar Bark Siding
- Exposed Rafter Eaves
- Bedrooms Wired for Phone, TV, Ceiling Fan, Lights, and Switched Outlets