

## **FEATURES SHEET**

**11 Ridgeway Ave (Lot 4), Asheville, NC 28806**

**\*Subject to change during the construction process, buyer to verify\***

- City water / MSD sewer (gravity fed)
- Block CMU Walls
- Concrete or Asphalt driveway for off street parking
- High efficiency Heat Pump Electric 50 gallon hot water heater
- High efficiency Heat Pump/central air (multi-zoned)
- 2"x6" walls with ½" OSB sheathing
- Insulation per Energy Star/Green Built requirements
- Gabled 36 inch standing seam metal roof
- Cvd.front porch and rear porches (screened at rear on main level)
  - Pressure treated lumber/railings
- Hardee concrete siding (lap/panels)
- Low-E double pane Argon gas filled vinyl insulated windows
- 1 x 6, 1 x4 painted trim throughout
- Solid core wood interior doors
- Oak hardwood, finished in place for both levels; tiled bath floors and surrounds
- Oak tread staircase
- Painted White Maple cabinets from Kitchens Unlimited
- Leathered finish Granite countertops throughout
- Farmhouse kitchen sink
- High end Stainless appliance package as selected by builder
- Custom Closet shelving throughout
- 4 skylights in main level
- Sherwin Williams paint throughout
- Final grade and landscape to C.O requirements
- .12 acre lot
- Modern farmhouse design with luxury finishes/details
- Energy Star rated, Green Built Certified (<https://www.greenbuilt.org/>)
- Ample windows, strategically located, for natural light yet optimal privacy
- RM-8 Residential Multi-Family Medium Density Zoning District
- 9' ceilings + vaulted ceilings on main level, apx 10'6" ceilings on daylight basement level, apx 8' ceilings on unfinished sub basement level
- 1 car attached garage, suspended construction with additional crawl space storage below
- One year builder warranty
- Apx 684 sq.ft sub basement with exterior access for additional storage and/or potential apartment rental options
- Natural gas reportedly available for additional costs