



LOOKING GLASS REALTY

285 Red Tail Trail Property Features

OVERVIEW OF HOME

- Custom Timber Frame home by Mill Creek Post and Beam of Saluda, NC - Built 2016
- Majestic mountain views from every room, spectacular sunsets
- Oversized garage (689~) with a partially finished upstairs bonus storage space. The garage is connected to the house by a covered, timber frame breezeway.
- Covered wraparound porch on upper level - all timber frame construction in heavy western red cedar post and beams.
- Lower level includes a 440 SF covered porch as well as an outdoor shower/half bath.
- A rainwater collection system captures rainwater from the entire structure's roof and stores it in a 1700-gallon underground tank where it is re-used for lawn irrigation. The professionally-installed irrigation system is fully automatic and programmable. The irrigation and the Palisade Zoysia lawn were installed in 2018.
- There is an invisible (underground) pet fence covering approximately two-thirds acre.
- Reverse osmosis water filtration system

SPECIFICATIONS

- Main-level living area & primary owner's suite feature beautifully finished quarter-sawn white oak flooring
- Ceramic tile flooring in the laundry/mud room, pantry, powder room & primary suite bath.
- Custom cabinetry & granite countertops
- Whirlpool stainless steel appliances
- Jeld-Wen insulated windows and sliding doors.
- Stairway to the lower level has wide-treads and easy, low rise steps of heavy timber. The railing is all custom fabricated welded steel in a natural finish.
- Lower level living area features stained and polished concrete flooring with in-floor radiant heating throughout.
- Lower level ceiling height is 9 ½ feet and 12 ft wide Jeld-Wen double sliding doors.
- Water for the radiant floor is warmed by a gas-powered tankless water heater. The tankless unit also provides hot water to ½ of the house, while a conventional tank-style electric water heater serves the other half of the house.
- The downstairs living area includes built-in Klipsch speakers in the walls and ceiling, providing enhanced sound for a home theater experience.
- Abundance of additional storage: two mechanical rooms in lower level; insulated attic space above the master bath, bonus loft space in garage, as well as large underhome storage room accessible from exterior
- The house is served by WiFi and includes several Cat-6 wall outlet connections.
- Built-in security system is also included. Monitoring service is available.