



# PROPERTY FEATURES

### HIGHLIGHTS

Located 10 minutes from downtown Saluda, NC - "Where the Foothills End and the Blue Ridge Begins."

Located in the western North Carolina mountains 30 miles south of Asheville, 40 miles north of Greenville, SC, and 90 miles west of Charlotte

Situated on 1.44 private, wooded acres

Friendly subdivision with lake to swim, fish, and paddle in

50 yards from Green River Game Lands, 1 mile from upper Green River kayaking entrance

Creek runs through the property

Property can be sold fully furnished

### EXTERIOR

Custom Natural Tennessee Fieldstone landscaping

Several outdoor entertaining areas with a large stone fire pit area

Fully cedar wrapped deck

Screened-in Deck with Screeneze Brand Material

Exterior LP Smart Siding

Premium Pre-Dried Pressure Treated Decking, sealed in 2021

Thermatru Craftsman Fiberglass textured door front door

Front steps, retaining wall, and fire pit area designed and built by an accomplished local natural stone mason

Deck off primary bedroom framed with 2x12 joists, 12" on center to accommodate a hot tub. A water source and 30AMP receptacle is located in the same area.

Underground utilities

### INTERIOR

Custom architectural design with modern open floor plan

WoodHouse Parkland Hennepin Maple hardwood floors throughout

Andersen 400 Series Casement windows throughout

All solid wood doors

Cedar lines upstairs linen closet

Artistic lighting fixtures, custom hardware, and unique furnishings

### LIVING & DINING AREA

Two-story rock gas fireplace features reclaimed barnwood mantel with mortise and tenon joints constructed in place



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Skylights and stair header trimmed with real Western North Carolina barnwood (Poplar, Oak, & Maple)

Spruce tongue and groove ceilings

Non-Cambered Clear Glulam's from Douglas Fir stairs

Interior cable railing locally designed and fabricated by "American Cable and Rigging" in Mills River, NC

Opens to deck with outdoor lounge, and dining area. Opens to screened in side porch.

KITCHEN

StarMark kitchen cabinetry, ¾" box frame with cabinet finished end panels

Stainless steel farmhouse sink

New matching KitchenAid appliances purchased in 2020

5-burner stainless steel range and gas oven

Calcutta Gold quartz countertops

Spruce tongue and groove ceiling

½ BATH - 1st FLOOR

2x12 rough sawn Cedar towel rack

Hardware Supply "Chatham Shaker White" vanities with solid marble tops

PRIMARY SUITE - 1st FLOOR

Reclaimed Saluda hemlock slab sliding barn door entry

Fully-furnished king bedroom opening to deck and overlooking babbling creek

Luxurious bathroom with walk-in glass shower, and his-and-hers bathroom vanities

Z-buck barn door in master bedroom custom-built by Jennings Builders Supply with real barnwood from Western North Carolina

2x12 rough sawn Cedar closet shelves with authentic ¾" black plumbers pipe

Standard King bed constructed completely out of 8x8 Douglas Fir beams and connected with 12" lag bolts. Dream Cloud mattress

Electric fireplaces with shiplap chase heats up to 600 sf

Frameless & seamless shower sitting on a preformed KERTI Schluter Shower basin for easy access. High end tile.

Custom barn wood bathroom mirror  
High quality shower glass with water resistant coating



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FULL BATH - 2<sup>nd</sup> FLOOR

Soaking tub and his-and-hers bathroom vanity with solid marble top.

Unique herringbone design floor tile

BEDROOM/  
MEDIA ROOM

Electric fireplace with shiplap chase heats up to 600 sf

Custom designed bookcases constructed from authentic ¾" black plumbers pipe

Built-in projector and movie screen to convey at no extra cost.

MORE DETAILS -  
A BUILDERS & ENGINEERS DREAM

2x6 framing throughout

Roof and decks trussed by Andrews Truss in Murphy, NC

All girders are LVL material

Fully encapsulated crawlspace with a dehumidifier that maintains 30% humidity

Front foundation wall is 12" thick fully poured concrete Sides and rear are 8" block poured every 4'

300' well provides 3 GPM

Front retaining wall has a natural

stone face with 12" thick (ully poured block wall sitting on a 2'x10" footer below the driveway.

3 water spickets around the house

Amy Wood  
BROKER

828-713-2227

amywood@lookingglassrealty.com

