

March 2024

FACTS FOR THE HARTSON HOME

100 Amakola CT, Brevard, NC 28712

Lot on Lake Tiaroga : purchased in 1/25/2017 for \$102,292.19. It is a wooded waterfront lot of .65 acres, off a cul-de-sac. All- season lake views and a walkway around 3/4 of the lake's perimeter. There is a dog play area at the far end of the lake.

Construction took 16 months. (Moved in 10/2018) Home is 5 years old.

Outside:

Cement driveway with a large turn around area

Moose mailbox

An insulated faux grained wood Clopay double garage door for a 50 sq.' attached double garage. Has a tiled dog wash.

The main entrance has an arched- beam, high pine clad ceiling with stone pillars, a wall of stone and a custom arched oak entrance door.

The landscape/hardscape is beautiful with stone terracing and walkways, a red cedar Seaside pergola, and a plethora of trees, shrubs and perennials. (owner was invited to be in the Connestee Fall's Garden Show). (Short list of some trees, shrubs and perennials at end)

A custom hand railing guides you down the stone walkway to the beautiful peaceful lake front measuring 186'. The view is looking across the entire length of the lake to the Dam and the Blue Ridge Mountains. The private 20 x 20' dock is framed by stone terracing and has the Trex planks. There is a lovely gazebo with cottage style roofing, outdoor lighting, a SS fold-up ladder, a tall flag pole, a custom designed post/pole contraption to aide in getting into/out of boats, and a built-in dual kayak rack. In addition, there is a large storage deck container off of the dock. PLUS, the lake is stocked every year!

There are two large covered decks lakeside. One off the MBS and the other is off the dining area. The MB deck has a sunken hot tub, an area for seating/dining and lanterns. The screened-in deck off the dining area, has a beautiful ceiling height stone gas fireplace and an area for seating/dining. Both decks have high pine clad vaulted ceilings, recessed lighting and fan.

There is a lakeside ground entry into a large storage area- footprint size of the first floor. It is encapsulated, has a humidifier and storage shelving.

As you walk into the foyer, (powder room and closet), you are greeted with a breath-taking view of the lake through a spacious open floor plan. The great room has a massive stone gas fireplace, built-in cabinets, a large sitting area and a sun room that shows a sheer wall of glass. These two areas are under a beamed pine clad, 20' cathedral ceiling with fans. The open dining area flows out to the screened- in deck and the gourmet kitchen features custom cabinets, a large Bordeaux granite island, SS appliances (double oven, six gas burner stove top, ZEPHR fan, tri door refrigerator with ice maker), BLANCO double sink, granite counter tops, and custom made ecru tiles. The lighting fixtures are high end.

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To the south west end, there is the master suite with a tray ceiling, a full wall of windows/sliding glass door, a walk-in closet with shelving, and a full bathroom with marble floors, two separate sink stations, one with a vanity, a bidet attachment, a waterfall tiled shower with a built-in bench and hand held shower head.

To the east wing, there are two bedrooms, a full bathroom, a linen closet and a hallway ceiling pull-down ladder for attic access.

To the northeast, there is a walk-in pantry and a laundry room. Both have beautiful rain glass entry doors. The washer and dryer are built high for easy access.

SUMMARY OF FEATURES:

- all doors and windows are wood
- all windows and sliding glass doors are Pella
- ¾ of the flooring is oak with a three different widths pattern
- all cabinets were custom made- some with lit glass fronts
- custom framed mirrors to coordinate with cabinetry
- 7 ceiling fans
- ceilings are 9'- 20' tall; vaulted, tray and cathedral
- window blinds are Lovolor with a life-time guarantee
- all bedrooms and great room area have the lake all- season view
- high end light fixtures
- six skylights
- home safety features
- surfaces: granite and travertine stone, and corian
- two stone gas fireplaces
- lots of storage space; 5 closets, attic and lower level
- community water and sewer service (Carolina Water)
- underground power lines
- outdoor front porch, two decks, a garden center and a dock
- Community Features – please read CF's Realty for the perks of CF
- We are 3/10 of a mile from the club house, PB courts, new fitness center, bocce courts, etc. VERY CONVIENENT LOCATION!**

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Short list of trees, shrubs and perennials:

Trees:

Dogwood, sourwood, black gum, hawthorn, Franklin, fringe, 8 varied Japanese maples, paper bark maple, crape myrtle, redbud, stewardia

Shrubs:

Cypress, bearberry, leucothoe, azalea, rhododendron, bearberry, illicium, yew, elderberry, red twig dogwood, mountain laurel, abelia, peony, juniper, pieris japonica, edgeworthia, fothergilla, nandina, hydrangea

Perennials:

Ferns, ginger, bleeding heart, ajuga, millennium garlic, forest grass, creeping thyme, anemone, coreopsis, primulas, hostas, poppy, astilbe, helleborus, iris, daylilies, lily-of-the-valley, etc.