

Features List

138 High Cliffs Trail

High Cliffs at Round Mountain: A gated community

4,168 sq. ft., 3 bedroom, 3 full bath, 3 half bath

Development:

- 10.1 acre mountainside lot (35 total lots)
- Private, gated entry accessed via keypad or remote control
- Fully paved roads
- Annual HOA dues \$750.00 with no pending assessments
- Impressive short and long range mountain vista and Piedmont views - located on the Isothermal Belt of the WNC mountains
- Centrally located - ~40 minutes to Asheville, ~30 minutes to Black Mountain, ~40 minutes to Hendersonville, ~2 hours from Charlotte

House:

- 3,364 ft elevation
- Two story with loft and walkout lower level
- Open floor plan
- Main level Master Bedroom and Master Bath
- Attached two car garage with carriage doors, Liftmaster openers, wireless remote and keypad entry, epoxy floor, built in cabinets, granite countertop and hot/cold utility sink, garage attic storage
- Custom built in 2006 - Timber frame post and beam by Normerica (Ontario, Canada)
- Full natural stone exterior, Hardie Board and Cedar siding, architectural shingles
- Full length main level porch with Trex Transcend decking
- Natural stone lower level patio
- Insulated, screened casement windows throughout
- Solid maple stairs
- Granite countertops throughout
- New asphalt driveway
- Central vacuum system
- Knox Box emergency services key access

Utilities:

- Private water well and septic system
- Duke Power electric
- 1000 gallon buried propane tank
- AT&T land telephone line and Microcell Tower for cell phone
- SkyRunner high speed broadband wireless internet
- Terminix Sentricon termite colony elimination system
- Goodman whole house air conditioners and propane heat pumps with electric backup heaters
- Programmable thermostats

Electric, Lighting, Security:

- Kohler 20,000 kw whole house generator and Automatic Transfer Switch
- 3 whole house surge protectors/line conditioners
- INSTEON/Universal Devices computer software controlled lighting system (internet capable)
- 24v up lighting in great room, dining area and kitchen
- Low temperature detector and phone-out warning
- Security Alarm system with Alarm Relay monitoring
- Structured Wiring Panel with telephone, computer and cable distribution

Master Bedroom:

- MBR remote controlled propane fireplace
- Wall mounted audio/visual
- Ceiling fan/light, remote controlled
- Door to covered upper level porch
- Walk-in closet

Master Bath:

- Double sink, granite countertops, vanity mirror
- Jacuzzi spa bath
- Built in cabinets and storage

Kitchen:

- SubZero refrigerator
- Wolf dual fuel oven, stove top and built in exhaust
- Fisher & Paykel two drawer dishwasher
- Sharp drawer microwave
- Under cabinet lighting
- Granite countertops
- Center Island
- Antler Chandelier

Great Room/Dining:

- Quadra-Fire propane fireplace with remote control/thermostat
- Built in cabinets for audio/visual
- Bar with granite countertop, hammered copper sink, under cabinet wine cooler
- Antler chandelier
- White Tail deer fireplace inlay
- Door to upper level porch

Lower Level Den/Bar/Wine Nook:

- Propane fireplace
- Full tile floor
- Wall mounted plasma TV
- Ceiling fan
- Door to lower level patio
- Full custom built bar with granite countertops, under cabinet ice maker and refrigerator, hammered copper sink, lighted display and wine nook
- Crown molding

Lower Level Bedroom 2

- Carpeted with large walk-in closet
- Ceiling fan
- Crown molding
- Ensuite bath, granite countertops, bathtub shower

Lower Level Bedroom 3

- Carpeted with large walk-in closet
- Ceiling fan
- Crown molding
- Ensuite bath, granite countertops, walk-in shower

Other Features

- Main Level Powder Room with custom stone sink and burl wood pedestal
- Combination Pantry and Mudroom with built-in roll out drawers and cabinets, wainscoting
- Main Level Laundry Room with Half Bath, Built-In Cabinets, Wainscoting
- Lower Level Half Bath and Storage Closet
- Lower Level laundry room with sink and built-in cabinets