

*32 Ivy Meadows Drive
Weaverville, North Carolina*



Details you may have missed.....

Main Living Area

- ▶ Great Room measures 19'6 x 22 with 2 patio doors leading out to the covered porch
- ▶ Lower Level Family Room measures 17'6 x 22 with 2 patio doors leading out to the cement patio
- ▶ Lower Level Game Room measures 16'4 x 21'6 – large enough for a pool table!
- ▶ Lower Level Sitting Room measures 12 x 14
- ▶ 1635 sq/ft of finished / heated living space on the lower level
- ▶ 1835 sq/ft of main level living space
- ▶ *Total of 3470 heated sq/feet of living*
- ▶ Vaulted Ceiling in the Great Room, Dining Room and Kitchen
- ▶ 9ft walls throughout the house
- ▶ Lighted Accent Shelf in the Great Room
- ▶ Ceiling Fans in most rooms
- ▶ Hardwood Floors in main living area with tile bathroom floors and plush carpet in the bedrooms and family room
- ▶ 2 Propane Gas Fireplaces
- ▶ 7 closets including 2 walk in closets

Kitchen, Dining Room and Bathrooms

- ▶ Bright and Sunny Kitchen measures 11 x 12
- ▶ Equally bright Dining Room measures 11 x 13'6
- ▶ 42" tall Kraftmaid cabinets with full extension drawers and roll out pot drawers
- ▶ Countertops are a combination of granite, cultured marble and hi-definition etched laminate with beveled edges
- ▶ All fixtures are Moen with oil rubbed bronze finish
- ▶ Whirlpool Appliances in stainless steel and black
- ▶ Skylight in the Master Bathroom
- ▶ Jacuzzi Tub in the Master Bathroom with a separate shower
- ▶ All toilets and vanities are at "comfort" height

3 Bedrooms

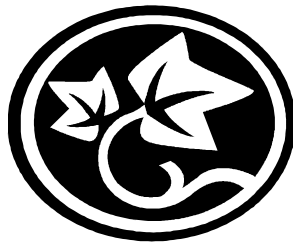
- ▶ Master Bedroom measures 15 x 17'6 and has a walk in closet
- ▶ Tray Ceiling in the Master Bedroom
- ▶ Bedroom #2 measures 13 x 13'6 and has a walk in closet
- ▶ Bedroom #3 measures 12 x 13'6

Additional Living Space

- ▶ 2 Bonus rooms totaling 600 sq/ft on the lower level perfect for storage or crafts. Room #1 measures 12'8 x 11'4 and room #2 measures 12 x 16'4
- ▶ 200 sq/ft workshop measuring 16'8 x 13'4 with double exterior entry doors
- ▶ 260 sq/ft of deck
- ▶ 260 sq/ft of covered porch

Additional Information

- ▶ Insulated 2 car garage – 440 sq/ft
- ▶ Additional R19 insulation between upper and lower levels
- ▶ Hardi-Plank siding
- ▶ Cultured Stone around the foundation
- ▶ Extra Tall windows with Low “E” glass
- ▶ Whirlpool Energy Saving Hot Water Heater
- ▶ 14 Sear Heat Pump heats/cool main level
- ▶ Ventless propane gas fireplace heats lower level
- ▶ Underground 320 gal. propane gas fireplace (\$60 yr lease with Shaw paid for first year)
- ▶ 1.02 acres landscaped with rock retaining walls built from rock taken from the site
- ▶ Mountain views of nearby No Fat Mountain and far reaching views of the Blue Ridge Mountains



* It is suggested that any buyer verify the room sizes and not rely on the dimensions listed above.