



**26 MAURICET LANE**  
Chickadee Model at Craggy Park • Lot 14



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

**\$409,000 • MLS# 3297527**  
**3 Bedrooms, 2.5 Bathrooms**  
(ability to add another bed and bath on lower level)  
**1,867 SF • .099 Acres**  
**SEPT. 2017 COMPLETION**





## INFO

26 Mauricet Lane, Asheville, NC 28806

3 Bedrooms, 2.5 Bathrooms

(ability to add another bed and bath on lower level)

1,867 Square Feet • 0.099 Acres

Completion Date: September 2017

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## FEATURES

- Craftsman Green Built NC and Energy Star home by JAG Construction
- Open, flowing floor plan
- Oversized windows for great daylighting and a modern feel
- White oak hardwood floors throughout with ceramic tile floors in bathrooms
- Modern plumbing and lighting fixtures
- 9-foot ceilings on main level
- Gourmet kitchen with quartz counters, glass tile backsplash, gas range and stainless steel appliances
- Dovetail soft-close cabinets in the kitchen and bathrooms
- Kitchen island
- Dining area off of kitchen
- Glass door from living room opens to sun deck
- Spacious bedroom on main level with great light
- Full bath on main level with a custom tile walk-in shower
- Coat closet in entryway
- Vaulted ceiling on second floor
- Second floor bedrooms have great natural light and walk-in closets



Lot 14 Craggy Park, Chickadee Plan

- Upstairs bathroom has soaking tub with custom tile surround and vanity with storage
- Linen closet in upstairs hallway
- Huge bonus room on lower level with polished concrete floors, recessed lighting and oversized windows
- Half of the lower level is finished; the other half is easily completed for a fourth bedroom and stubbed out for a full bath
- Laundry room and utility closet on lower level
- GigaPower AT&T Service (1000 megabytes per second)
- High Speed Cable through Charter
- Glass door from bonus room for outside access
- Enjoy outdoor living with a private back sun deck
- Decorative landscape stones and perennial landscaping



## GREEN FEATURES

- Green Built NC and Energy Star Certified
- Designed by local architects to fit the site
- Energy modeled before construction by a 3rd party energy consultant
- Tested by a 3rd party energy consultant after construction
- High-efficiency heat pump
- High-efficiency hot water heat pump or tankless gas water heater (builder's choice based on efficiency and practicality for the home)
- Formaldehyde-free insulation in walls
- 6" of spray foam insulation in the ceilings and bands
- Superior wall foundation (if home has a basement) or sealed crawl space (if home is not on a basement)
- Air sealed
- Advanced framing techniques
- No-VOC paints and adhesives
- Energy Star windows
- Energy Star appliances
- Energy Star lighting
- Multitude of windows for lots of natural light (daylighting)
- Fresh air introduction
- Ductwork sealed and tested
- Low-flow toilets and fixtures
- Roofs and homes oriented for solar orientation (when possible)
- Durable materials- LP Smart Siding (50-year warranty) and a 30-year warranty roof
- No fixed carpet for healthier indoor air quality
- Infill development
- Low-flow plumbing fixtures



- Native and drought tolerant landscaping
- Boulder landscape stones
- Local and regional material use
- Living Wage Certified Builder
- Walkable, Bikeable and Transit Oriented
- Clustered site design preserves trees and maintains a large buffer from Fox Creek





**MOSAIC**  
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60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Open, Flowing Floor Plan



Kitchen Island with Breakfast Bar



Quartz and Stainless Steel Kitchen



Ample Storage and Work Spaces



9' Ceilings and Gleaming Hardwood Floors



Main Floor Bedroom off of Living



Main Floor Bedroom



Main Level Bathroom

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Spacious Closets



Upstairs Bedroom 2



Bedroom 3 with Vaulted Ceiling



4th Bedroom Ready for Finishing



Bright Upstairs Hallway



Upstairs Full Bath



Lower Level Bonus Room



Great Natural Light

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Private Sunny Back Deck



Could Easily Add Screened Porch



Bridge and Common Lawn on Fox Creek



Walking Trails and Perennial Landscaping



Native and Drought Tolerant Landscaping



Little Free Library



Easy Access to Haywood Road



Organic Community Garden



Tree House on the Fox Creek Lawn





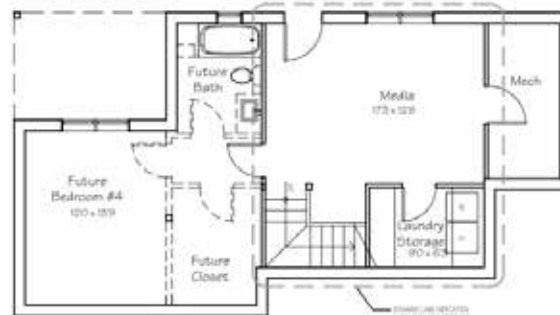
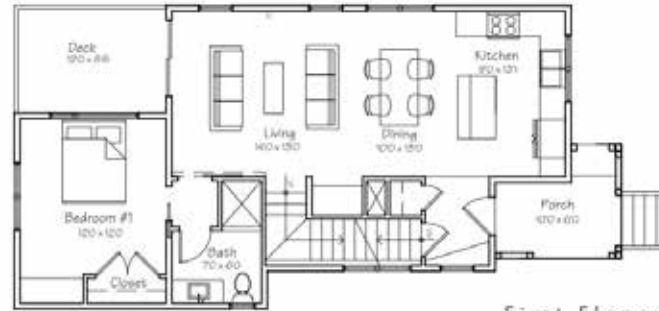
## FLOOR PLAN



Front Elevation



Rear Elevation



Areas	
FIRST FLOOR	= 840 SF
SECOND FLOOR	= 630 SF
TOTAL	= 1470 SF
FINISHED BASEMENT	= 387 SF
UNFINISHED BASEMENT	= 453 SF



SITE PLAN



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To schedule a showing of this home, please contact:  
**MIKE FIGURA**  
**DIRECT: 828.337.8190**  
**EMAIL: MIKE@MYMOSAICREALTY.COM**

**DRIVING/BIKING DIRECTIONS:**  
From Haywood Road, turn onto Louisiana Avenue.  
Turn left onto Mauricet Lane at the entrance to Craggy Park.  
26 Mauricet Lane is on your left.