



THE MERRILL: \$799,000

Green Healthy Built, Energy Efficient, Energy Star Certified Home offered by **Keswick Homes, LLC**:

- 22 Keswick Drive, Asheville, NC 28803 is located in Keswick Hills, a premier, eco-friendly, gated community in south Asheville
- Modern Tudor Style Home on .79 acre lot
- 2,559 SF open floor plan on one level living + 923 SF unfinished In-Law Suite above garage with separate entrance plumbed for kitchen and bath + natural gas for fireplace and stove
- 4 Bedrooms + 4 Private Baths: Master on Main
- Green Features: Geothermal Heating/Cooling, commercial ERV, Energy Star Standards + Other Features: 2 Natural Gas fireplaces in Master Suite + Great Room, High end finishes: Harvested Timber, Hardwoods, Tile, Granite, Stainless Steel Appliances, Large Laundry Room and Closets
- Houseplan by Gene Foster modified and includes +1 Bath off Bedroom 3 & Side Loaded Garage + In-Law Suite above Garage. See next page!

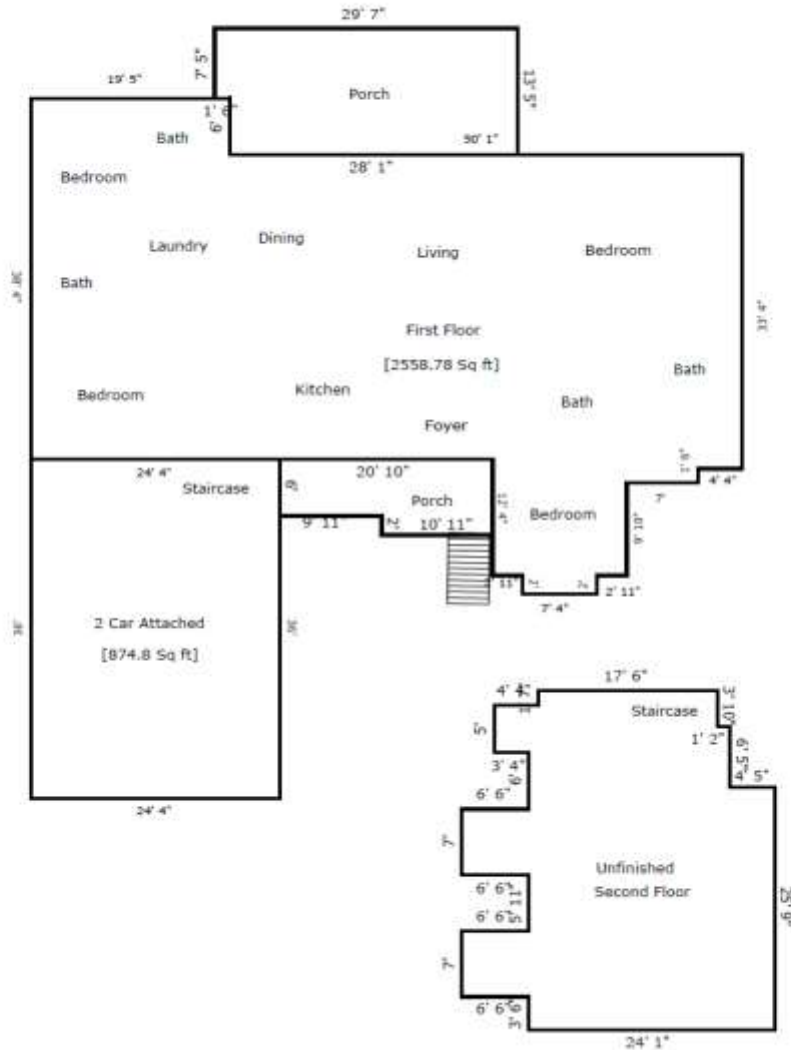


2,559 Sq. Ft. = One Level Living
 + 923 Unfinished Separate Entrance
 In Law Suite Above Garage

Artist's rendering so specifications are approximate and pricing subject to change without notice.

THE MERRILL

22 Keswick Drive Measurement Specifications



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2558.78 Sq ft	$7.3 \times 2 = 14.6$ $13.1 \times 9.8 = 128.38$ $38.3 \times 19.4 = 743.02$ $32.3 \times 25.7 = 830.11$ $24.4 \times 33.3 = 812.52$ $1.5 \times 20.1 = 30.15$
Total Living Area (Rounded):	2559 Sq ft	
Non-living Area		
Open Porch	387.64 Sq ft	$13.4 \times 28.1 = 376.54$ $1.5 \times 7.4 = 11.1$
Open Porch	146.6 Sq ft	$8 \times 10.9 = 87.2$ $9.9 \times 6 = 59.4$
Second Floor	923.34 Sq ft	$7 \times 6.5 = 45.5$ $7 \times 6.5 = 45.5$ $24.08 \times 25.75 = 620.14$ $5 \times 3.33 = 16.67$ $19.67 \times 6.42 = 126.2$ $2.25 \times 1 = 2.25$ $17.5 \times 3.83 = 67.08$
2 Car Attached	874.8 Sq Ft	$36 \times 24.3 = 874.8$



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22 Keswick Drive Green Healthy Built Specifications

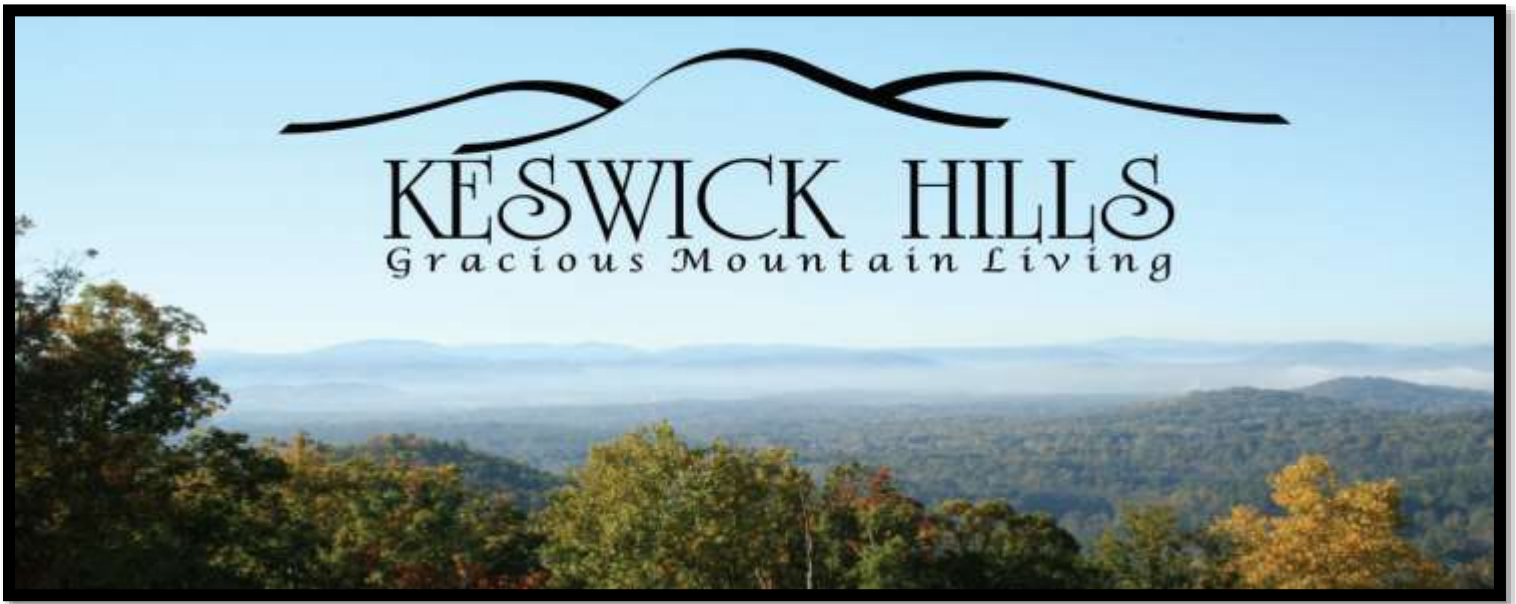
This beautiful home does not spare the luxury custom high end features one would come to expect in a fine home in the \$1M+ range. This home is offered at \$799,000; for photos, please visit Beverly-Hanks.com.

Interior Features:

- 4 Bedrooms with 4 Private Baths
- Open Floor Plan with 10 ft. Ceilings in Rooms and 24 ft. Vaulted Ceiling in Main Living Area
- Solid Mahogany Front Door and Side Lite
- 2 Neapolitan Natural Gas Fireplaces in Master Suite and Great Room
- All Tile and Porcelain Tub and Shower Surrounds and Wainscoted Bathrooms with Grohe fixtures
- Oversized 874 SF Garage with Plenty of Storage Room + 923 SF Unfinished In Law Suite Above
- Wide Plank Oak Floors Site Harvested and Advantech Sub Floors {18" floor trusses on 19.2" centers vs standard 24" centers} Wide plank long length furniture grade rift and quarter sawn oak floor throughout
- White Pine Beaded Ceiling Site Harvested in Porch and Garage Overhang
- 8 Feet Solid Core Doors + 24 foot vaulted ceiling
- Custom Ash Trim and Hickory Shaker Cabinets
- High End Energy Efficient Stainless Steel Appliances, i.e. Kitchen Aid 6 NG Burner + DCS Double Oven
- Granite or Quartz Counter Tops + Custom Built Ins for Pantry and Closets
- High End fixtures: Grohe for bathrooms and Geneva + 52 recessed LED lighting

Green Energy Efficient & Exterior Features:

- HERS (Home Efficiency Rating System) of 46
- 2 Energy Efficient Neapolitan Direct Vent NG Designer Fireplaces
- Geothermal Two Zoned System Hi Seer Heat Pump (Geothermal is approximately 2 times the cost of high efficiency FWA systems used in comparable construction & approx. 50%+ efficient than Air Source Heat Pump)
- Hi Flow 400 ft. Deep Geothermal Well System Delivers Free Water for Irrigation
- Rheem Hi Efficiency (95%) Natural Gas Condensing Hot Water on Demand 8 GPM
- Bath Vent System is Commercial Motion Activated Energy Recovery Ventilation (ERV's 80% energy recovery) to vent stale air Superior Walls/Zip System Exterior Wall and Roof System
- Low Maintenance Stucco Panel Exterior & Only Cement Based Rot Proof Trim Used on Exterior: Nichi Panel siding, 24" Hardi Panel Soffitt & Trim (no mira tech or wood used on any exterior trim which are subject to water or moisture penetration) & Zip Roof & Wall Sheathing (Integral Panel & House Wrap)
- Netted fiberglass insulation 2x6 R 24 Exterior Walls (versus code 2x4 R15)
- Raised Heel Trusses for Full Roof Insulation + Warm Attic: (Foam Insulated on Underside of Roof)
- Over Engineered Floor trusses, for a rock solid floor
- Fully insulated and Sealed Crawl Space with built in Commercial Dehumidifier
- Pre-cast Engineered Foundation System
- Casement Energy Efficient Windows U.27
- 300# Lifetime Architectural Shingles & Roof Double Flashed Valleys & 24 Inch Eaves
- All Valleys and Eaves Sealed with Ice and Water Stop
- Energy Efficient Hi Strength Pre-Cast Foundation and Crawl Space
- Continuous Monolithic Slab Garage Foundation
- Custom Cedar Carriage Garage Doors (10'-W x 8'-H & noiseless belt driven openers)
- Perma-cast Rot Proof Load Bearing Tuscan Columns on Porches and Garage overhang
- Large Covered Front and Rear Porches all Masonry Slate Tile
- Approx. 4,000 SF of pavers for driveway



A Premier, Eco-Friendly, Private Gated Community in South Asheville, North Carolina



- Only 9 miles from Downtown Asheville
- Very close to Shops, Dining, Schools, Hospital & Airport
- Private Estate Homesites in a 95 Acre Gated Community
- Energy Efficient & NC Green Built Home+Land Packages
- Limited Opportunities for Pre-construction Pricing
- Select Homesites include \$10-15K Site Prep
- Community Greenspace for Relaxing, Fishing, or Hiking
- Low County Taxes & HOA Fees
- Southern Exposure, Highly Rated Schools, Natural Gas, Septic, City H2O or Well
- Realtors paid 3% commission for home-land package price or 5% for homesites for custom homes
- Gates Open 6am - 10pm
- Call To Schedule Your Private Tour Today



Contact:

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