

“NEW CONSTRUCTION”

BEECH MOUNTAIN

Designer Accented use of

Slate * Stone * Tile

* Spacious Cabinets * Island Countertop*

* Lots of Counter Space * Bright Dining Area *

* Fireplace * Garage/Basement *

* Easy-Living Family Room *

Directions: Beech Mtn. Parkway, Right to Tamarack Rd. .09 miles Right on Overbrook Trail to Spring Branch Rd. 1.1 mile to Lower Grouse Rd.

MLS No: # 66739		Location: Lower Grouse Rd.			Price: \$ 599,000				
POA Fee N/A		Deed Book: 901 Page: 834 Acres: 0.36			Taxes: TBA				
Sch. Dist: Beech Mtn.		County: Watauga		Zoning: Residential		B	1	2	Flooring
Style: Mountain	Gar: 1	Range: Y	Sft. Ft. 3000-3900 +/-	Foyer		X		Slate	
Age: 2007		Ex. Fan: Y	B: 1300 +/-	Liv. Rm.		x		WOOD	
Ext: Hardie Board		Refrig: Y	1: 1300 +/-	Din. Rm		x		WOOD	
Roof: ASPH		Dishw: Y	2: 1300 +/-	Kitchen		x		WOOD	
Water: City	Base: Y Full	Disp: Yes		M/BR		1		Carpet	
Sewer: City	Wind: DBL	W.Hu: Yes	T. Htd: 3999	Bedroom			3	Carpet	
Heat: Gas Forced A	StmD: Yes	D. Hu: Yes		Baths		1	2	Ceramic/Tile	
Hot W.	Attic: N	Frpl: 1		Util. Rm.			X	WOOD	
Int. Cond: Excel	Decks: Open / Covered		Drive: Private						
Ext. Cond: Excel	Insulation: To code when built								
Financing: Cash									

Remarks: The Designer accented this home with slate, stone & tile. You will love entertaining the family and friends in this home with its well designed floor plan. A kitchen that is a functional balance of beauty, comfort & convenience. Bright dining area. Spacious master bedroom & bath that is worthy of it's name. Full bath conveniently located between two bedrooms upstairs. Kitchen has roomy cabinets, island countertop & lots of counter-space for gourmet cooking. Cozy fireplace for winter nites, easy-living family room, full-finished basement is perfect as an extra entertaining area. Plenty of large, well lit closets that are equipped w/built-in shelves.