

25 Nebraska Street, Asheville

West Asheville Green Construction





Inviting front porch



Dramatic entryway



Open floor plan concept



Vaulted ceilings



Stunning wood trim package



Huge granite island with great cabinet design



Large master suite with vaulted ceiling



Master bath with double vanity



Spa like master bath



Main level bedroom or office



Mezzanine level loft



Loft level=meditation/yoga/exercise/BR etc.



Large lower level room multi-functional uses



Lower level bedroom



Lower level bedroom



Level, grassy back yard



Spacious back deck



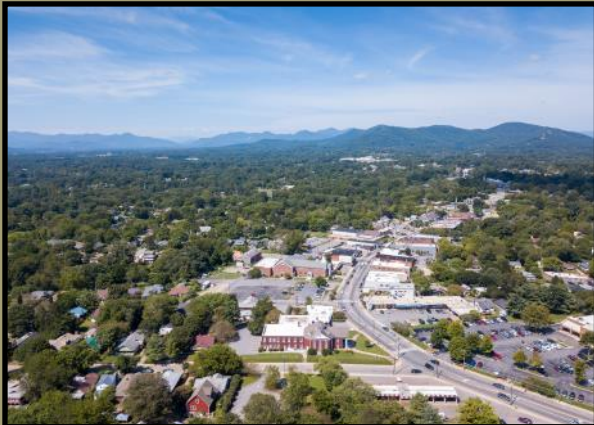
Ample green space

25 Nebraska Street, Asheville

Offered at \$775,000

- Green Built NC and Energy Star Certified
- Stunning modern traditional, hybrid infill home
- Clean design with tons of windows for natural light
- Extensive hardscaping and landscaping for low maintenance, city living
- Local Cherry, Locust, Poplar and Walnut throughout
- Thoughtful design and layout to fit a variety of lifestyles and live/work arrangements
- Multiple floor and ceiling levels woven together for an energized living experience
- Spa like master suite

- 4 bedrooms and 3 full baths
- 3200 SF over three levels
- Lower level with stunning, stained concrete flooring
- Upper mezzanine loft level can serve as bedroom, office, game room, meditation/yoga/exercise room
- Light filled, open floor plan
- Backyard with large deck and level, grassy area
- Ample off street parking
- Located in the heart of fashionable West Asheville with easy access to downtown
- Walkable to nearby shopping, dining and entertainment



Green Features

- **Energy Star Certified**
- **Green Built Certified**
- **ERV (Energy Recovery Ventilation) for continuous supply of fresh air and discharge of stale air**
- **Zoned Heat Pump for Main and Lower Level; Mini-Split for Mezzanine Level**
- **Rinnai 7.5 Gallon, Natural Gas, On Demand Internal Tankless Water**
- **LED Lighting Throughout**
- **Water Efficient Plumbing Fixtures**
- **Low E Glass on Windows and Doors**
- **Window and Door Headers Insulated with Foam Board**
- **Insulation in Floor Between Main and Lower**
- **Sustainably Harvested and Milled Trim Details**
- **In Fill Lot**
- **Metal Roof with 55 Year Warranty**
- **Panasonic Bathfans**
- **2 X 6 Exterior Walls, Bands and Roof Sprayed with 5” of Open Cell**
- **Upgraded KitchenAid Appliances in Black Stainless with Printshield Finish**
- **Energy Star Appliances**
- **Rinnai 7.5 Gallon, Natural Gas, Internal Tankless Water Heater**
- **Low to No VOC Finishes**
- **Hardscaping for Low Maintenance City Living**
- **Back Yard with Easy to Maintain Grassy Area and Natural Landscaping Features**
- **Recycled Concrete Pavers**
- **Use of reclaimed wood**

floor

113

MUD ROOM
6'-5"X14'-0"

8'-3"

3'-10 1/2"

2'-4 1/2"

CLOSET

POTENTIAL ACCESS TO LAUNDRY CHUTE HERE

3'-6" X 10'-0"

KITCHEN ISLAND

DW

REF

5'-11 1/2"

4'-0"

4'-0"

KITCHEN
19'-5"X14'-3"
5'-0"

ACCENT WALL/RAILING

4'-8 1/2"

9'-2 1/2"

1'-3 1/2"

3'-4"

LIVING
11'-5"X14'-3"

1'-6"

1'-6"

MASTER CLOSET

6'-1"

2'-4"

2'-1"

2'-4"

5'-0 1/2"

3'-10"

3'-10"

LAUNDRY CHUTE

106

105

104

MASTER BATH
9'-0"X14'-0"

ALIGN

103

102

101

100

9'-0"

13'-0"X13'-0"

MASTER BEDROOM

10'-7 1/2"

3'-5"

1'-0 1/2"

3'-0 1/2"

2'-11"

4'-2"

5'-0"

ENTRY

15R @ 7'-3"

UP

17R @ 8'-1"

DN

ACCENT WALL/RAILING

109

108

107

BATH-1
8'-6"X5'-2"

MECH CHAISE CLOSET

BEDROOM-1
12'-5"X13'-0"

8'-10"

4'-5 1/2"

9'-6 1/2"

4'-5 1/2"

FRONT PORCH

STEPS TO GRADE AS NECESSARY

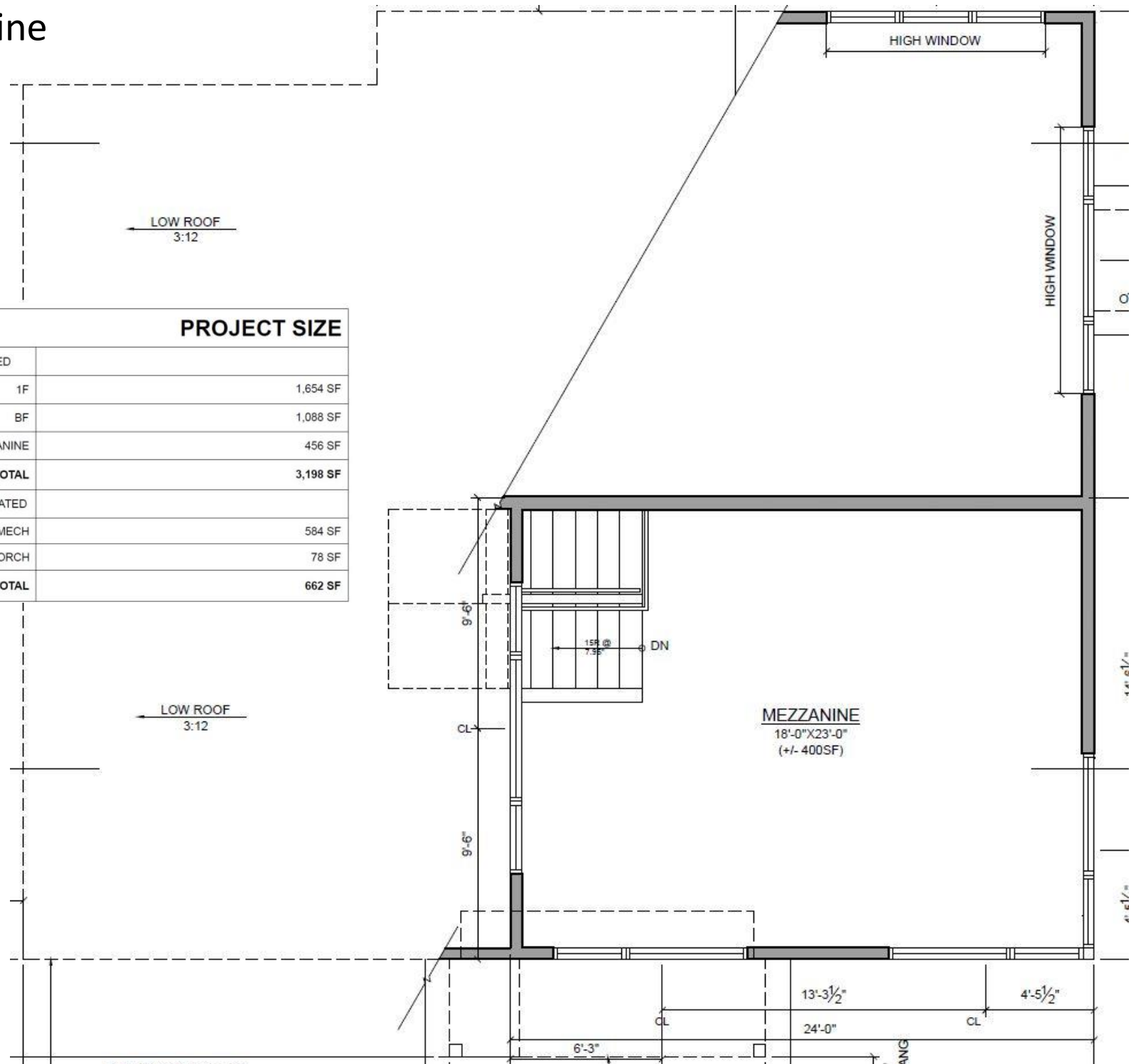
VAULTED CEILING

VAULTED CEILING

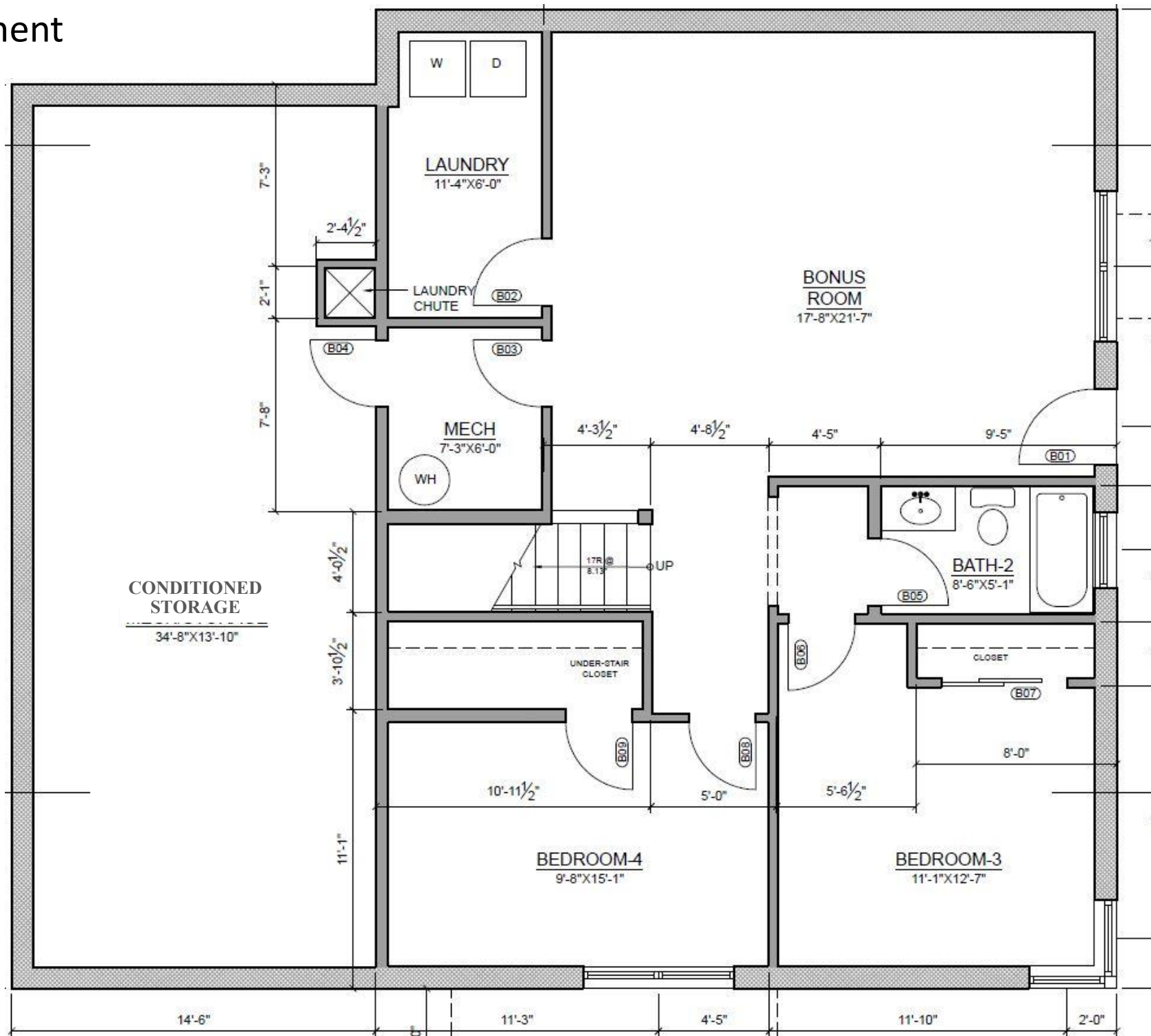
VAULTED CEILING

Mezzanine

PROJECT SIZE	
PROPOSED - HEATED	
1F	1,654 SF
BF	1,088 SF
MEZZANINE	456 SF
TOTAL	3,198 SF
PROPOSED - UNHEATED	
MECH	584 SF
FRONT PORCH	78 SF
TOTAL	662 SF



Basement





NEIGHBORHOOD BUSINESSES



Westville Pub



Buscuit Head



Standard Pizza



Sunny Point Cafe

Men's Journal

The Best Neighborhoods in America: Southeast

The Eccentric Throwback

WEST ASHEVILLE/ ASHEVILLE, NC

“Just like downtown itself, there are side streets of attractive bungalows with deep front porches, and a single commercial strip, Haywood Road, where all the basics are within walking or cycling distance. Spots that would be considered unique and progressive in most cities of this size are a given in West Asheville, with its anchors being the Haywood Road Market health food co-op on the west end and the Appalachia School of Holistic Herbalism and its al fresco front-yard yoga studio on the east. Between the two, equip yourself for your first kayak lessons at Second Gear, where the French Broad stink is infused in the spray skirts. Or go for a tune-up at Pro Bikes, which caters to commuters as well as fat-tire freaks....most West Ashevilleans worship at the West End Bakery on Sunday mornings, before hitting the Lucky Otter for lunch.”

Black Mountain News

Walkable West Asheville: A creative, affordable urban village

“Casual and creative, funky and a little disorganized, West Asheville's got cachet...”

The 28806, as some call it, is in essence, an urban village, historic in its origins, reclaimed by a new generation of entrepreneurs...

It's got a retro vibe, a throwback to the time when folks walked to the neighborhood barbershop. In West Asheville, you can do just that, and more...

As businesses thrive, people find more reason to move to West Asheville, where neighbors walk to the Pro-Bike shop, the West Asheville Yoga studio and the local Obit's DVD rental business.”

The New York Times - Travel Section

In West Asheville, N.C., Bistros Mix With Tattoo Parlors

“...as Ashevilleans move to this side of the French Broad River to escape downtown's escalating rents and tourism, the area has become a blue-collar hybrid with yoga studios and bistros joining longtime establishments along the main drag, Haywood Road.”

A Brief History of West Asheville

Located just west of downtown Asheville, across the French Broad River, West Asheville has long been known as a unique and robust community. With easy access to downtown Asheville and the River Arts District, as well as the beautiful mountain regions of western North Carolina, West Asheville appeals to a diverse mix of businesses, residents, and visitors.

West Asheville is a vibrant, walkable community. The neighborhood's distinctly bohemian character is enhanced by its blend of cottage-style homes, historic buildings, modern businesses, and variety of funky restaurants and shops. Over the past decade, West Asheville has experienced an upsurge of investment, which has contributed to the renovation of many older and historic buildings, as well as the introduction of new development. The majority of this growth and re-development has occurred along the Haywood Road corridor.

Haywood Road has been the main street in this thriving neighborhood since the late 1800s. Originally part of the Western Turnpike, Haywood Road was once the only way to get from Asheville to the western part of the state, Haywood County, and, eventually, the Great Smoky Mountains National Park.

In 1885, Edwin Carrier began developing Haywood Road, doing business as the West Asheville Improvement Company. At that time, West Asheville was primarily woods, fields, and sparsely developed farms. Soon after Haywood Road was built, Carrier began to subdivide the land surrounding the main street into individual lots and he named many of the West Asheville streets we know today. To encourage economic growth in the community, Carrier constructed two-story brick buildings along the busy Haywood Road corridor. Several of these original structures still exist.

After electric service was extended to West Asheville in 1910, trolley cars serviced the entire length of Haywood Road. In 1914, Haywood Road was paved, and by 1930 the population of West Asheville had grown to over 2,000 people. At that time, Haywood Road looked much the same as it does today. By the early 1930s, more people began to drive cars, and the trolley service had its last run in 1934.

The Smoky Park Bridge was built in 1950, connecting West Asheville to downtown and making travel to and from Asheville more accessible. Following the construction of the Crosstown Expressway in 1960, Patton Avenue became the primary route west from Asheville. Although no longer a major conduit of westward travel, Haywood Road remained the busy and thriving main street of West Asheville, as it is today.

West Asheville has maintained its small, hometown character and unique flavor over the years. The diverse assortment of businesses, shops, and restaurants along Haywood Road helps to create a distinct and thriving community with broad appeal. It continues to attract new and innovative business start-ups and, at the same time, remains an ideal location for the area's established businesses.

Haywood Road has an eclectic and unique charm, making it an increasingly rare place in which to live, work, and play.

Cross Property Client Full

25 Nebraska Street, Asheville NC 28806-3312

MLS #: **3428444**
Status: **Active**
Subdivision: **None**
Zoning Desc:
Legal Desc:
Approx Acres: **0.18**
Lot Desc:

Category: **Single Family**
Tax Location: **Asheville**
Tax Value: **\$79,100**
Approx Lot Dim:
g-Infill Lot, Level, Open/Cleared, Paved Frontage, Trees

Parcel ID: **9638-34-1277-00000**
County: **Buncombe**
Zoning: **RM8**
Deed Ref: **5200-284**
Lot/Unit
Elevation

List Price: **\$775,000**



General Information

Type: **1.5 Story/Basement**
Style:
Construction Type: **Site Built**

HLA
Main: **1,654**
Upper: **456**
Third: **0**
Lower: **1,088**
Bsmnt: **0**
Above Grade: **3,198**
Total: **3,198**

Unheated Sqft
Main: **0**
Upper: **0**
Third: **0**
Lower: **584**
Bsmnt: **0**
Total: **584**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Bldg Information
Beds: **4**
Baths: **3/0**
Year Built: **2018**
New Const: **Yes**
Construct Status: **Complete**
Builder:
Model:

Additional Information

Prop Fin:
Assumable: **No**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**

Recent: **08/31/2018 : NEWs : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/	Bathroom(s), Bedroom(s), Dining Area, Family Room, Foyer, Kitchen
Upper	0		Bonus Rm, Exercise, Loft, Office, Rec Rm
Basement	2	1/	Basement, Bathroom(s), Bedroom(s), Bonus Rm

Features

Lake/Water Amenities: **None**
Green Cert: **Energy Star Qualified, Green Built** NorthGreen HERS Score:
Parking: **Parking Space - 3**
Driveway: **Concrete, Gravel**
Laundry: **Basement**
Foundation: **Basement Partially Finished**
Fireplaces: **Yes, Family Room**
Floors: **Concrete, Tile, Wood**
Equip: **g-Energy Star® Dishwasher, g-Energy Star® Refrigerator**
Comm Features: **None**
Interior Feat: **Breakfast Bar, Cable Available, Kitchen Island, Open Floorplan, Pantry, Storage Unit, Vaulted Ceiling**
Exterior Feat: **Patio, Other - See Media/Remarks**
Exterior Const: **Hardboard Siding, Other, Wood**
Porch: **Back, Patio**
Street: **Paved**

Doors/Windows: **g-Insulated Door(s), g-Insulated Windows**
Fixtures Exceptions: **No**
Main Level Garage: **No**

Roof: **Metal**

Utilities

Sewer: **City Sewer**
HVAC: **g-Fresh Air Ventilation, Gas Water Heater, Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat**

Water: **City Water**
Wtr Htr: **Gas, g-On-Demand**

Association Information

Subject To HOA: **None**
Proposed Spcl Assess: **No**
HOA Subj Dues: **No**
Assoc Fee:
Confirm Spcl Assess: **No**
Subject to CCRs:

Remarks

Public Remarks: **Spacious, 4 bedroom/3 bath, Greenbuilt Showplace in walkable West Asheville. Nearly 3200 SF over three levels includes a Master suite, guest bedroom/office, custom kitchen and large open family room on the main, a mezzanine level loft - perfect for a game room, guest room, meditation/yoga/exercise room, a lower level w/ large great room w/ multi-functional uses, 2 bedrooms, 1 full bath, stunning custom concrete floor and large conditioned storage area. Large back deck, low maintenance landscaping, grassy space and ample, off street parking. Too many custom features to list!**

Directions: **From downtown, take I-240 West to Exit 2/US-19/W Asheville. Turn right off exit onto Haywood Rd. Turn left onto State Street. Take 2nd right onto Nebraska. Home will be on your right.**

DOM: **7**
UC Dt:
CDOM: **7**
DDP-End Date:
Closed Dt:
Close Price:
Sir Contr:
LTC:

Prepared By: **Scott Carter**

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