



Long Shot of Both Lots



RV Building



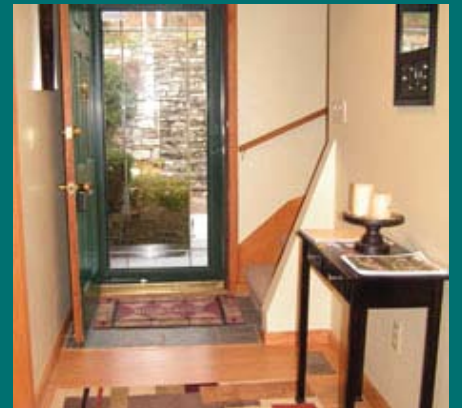
Front View



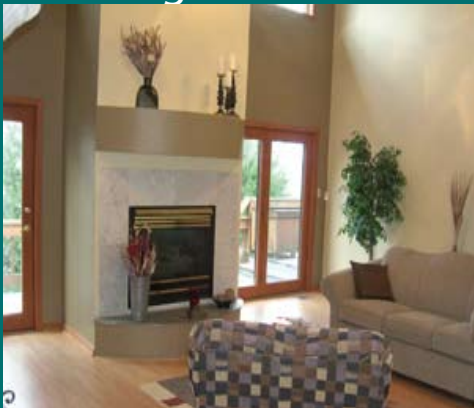
Flag & Rock Wall



Garden & Rock Walls



Foyer



Great Room Fireplace



Great Room Overview



Kitchen View



Appliances



Breakfast Mtn. View



Freezer in Pantry

4300 Sq. Ft. 4 Bedrooms, 4 Baths, Great Room, Office/Formal Living Room,
Dining Room, Large Kitchen, Full Rear Deck, Gardens, & Mountain Views

Call 828.280.3090

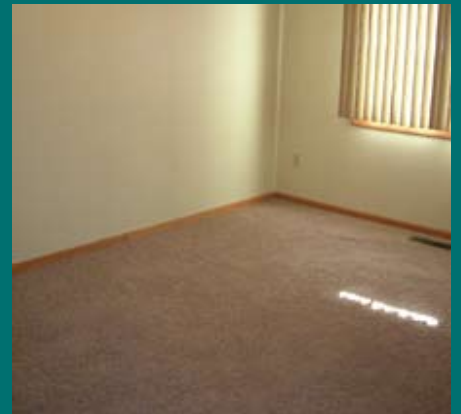
www.RVAsheville.com



Dining Room



Office Or Living Room



Guest Room 1



Master Bedroom



Walk-In Closet



Master Bath



Hall Bath



Laundry



Guest Room 2



Guest Room 3



Upstairs Bath



1/3 of Recreation Area
Call 828.280.3090

Excellent Heat & Air Units, Automatic Generator, Gas Log Fireplaces, 3 Double
Garages, 2 Workshop/Storage Area, Gorgeous Rock Walls

www.RVAsheville.com



Exercise Room



4 Person Jacuzzi



Redwood Sauna



Lower Bath



The Long Deck



75 x 30 Ft. HVAC Shed



Shelving Everywhere



Room For Open Slides



Room For Tow Car



Power & Water Hookup



Air Line, Wash/Dry, Bath

Yes you can live in the mountains & store your RV in a heat & air insulated

building so you're always ready to hit the road!

.97 Acre with Beautiful Mountain Views. 1 mile from Interstates 40/26 Shopping, Food, Medical less than a mile away!

Call 828.280.3090

www.RVAsheville.com

Assets and Cool Features of 90 Coffey Circle

Every door in the house and storage building uses the same key.

The house is heavily insulated to keep everyone warm and toasty in the winter, and cool as a cucumber in the summer.

It has a new heating and air conditioning system installed in 2004. I began moving out in 2005 so it has yet to be used full time.

The house also has a 5KW Auto Start Generator in case someone hits a power pole while you're making a cake! It has less than 50 hours of use so far. If power is lost, the generator self starts, switches from land power to generator, and back again when power is restored.

There is a 500 gallon buried propane tank for the house fueling the Generator, Furnace, Hot Water, Gas Logs, Deck Grill, and Stove. Propane burns very clean.

The well is 700 feet deep with a 1-horse power pump, and can easily provide 60 pounds of water pressure that shoots a stream forty feet or more into the air. It also has a high flow tank filtering system delivering crystal clear, chemical-free water.

Downstairs is a tanning bed, Cedar Sauna, and 6-person Jacuzzi by Hot Spring. There's room for exercising, lots of recreation games, and a small workshop plus storage.

The outside of the house received the coated liquid siding treatment and painting in 2002 with a lifetime warranty. No painting!

The roof has 30 yr architectural durable shingles installed and warranted by Home Depot in 2002.

The Leaf Guard Guttering system also has a lifetime warranty and installed in 2002. You'll never have to clean a gutter. All water drains away underground.

We're at the top of the small mountain so all rainwater drains from the property quickly. The front flowerbeds have French drains in the front and rear next to the house. The street water washes away from the property and down the other side of the mountain.

There is \$35,000 worth of beautiful rock walls on the property. All the rocks came from the Cherokee Indian Reservation, and were installed by Chief Ernest Lambert. He has quite an eye for detail, beauty, and durability.

Every room on the main floor & all four-guest rooms are newly painted & have ceiling fans. They also feature tall ceilings enhancing the view and the comfort for all.

All garages have floor drains, and the lower garage is equipped for washing a car with cement walls, and washer / dryer hookups, and laundry sink.

The pantry comes with a freezer installed, plus lots of shelving and a high ceiling so you can put tall paper products on top and out of the way.

All garage doors are remote controlled. All doors are hooked to the alarm system, and there are motion sensors as well. There are fire sensors at the stove, laundry, and lower garage. There are two loud signal horns hidden on the roof that the entire neighborhood will hear if set off. System can be tied to an alarm company. The house has never been burglarized.

The wood laminate floors are new and completely scratch resistant. You can dust mop them in a flash!

There is lighting along the drive entryway, the rock path along the front, and the rock step to the street. There is also light on the rear deck and exterior corners of the house.

The external garage has a double car doorway, and the building is extended for a workshop in the rear. It is also heavily insulated with a gas heater, and has a floored attic for additional storage.

The RV / Car Building Opens a World of Possibilities

The new homeowner can keep and use the building, or sell the building and put the lot up for sale. It has its own septic tank and runner field system, plus a separate 500-gallon buried propane tank, and the RV Shed is deeded separately from the house. The RV Shed and the main house share the well easily.

It features a new heat and air system with probably less than three hundred hours of use, plenty of AC power, lights on the corner and inside lights all the way around the RV.

There is an amazing instant hot water system so you're NOT wasting gas and you never run out of hot water. Cleaning an RV or your cars is very easy, even when the temperatures are cold outside.

There are washer / dryer hookups plus a bathroom.

You'll discover air compressor lines in the walls for attaching an air compressor.

The floor is painted with epoxy for tough durability.

The entire building is well insulated to make heating and cooling very economical.

We held our company picnic in the summer and stayed cool, and our Christmas banquet in cold December but inside we were nice and warm.

The down slope entry is supported by thick concrete and my rig weighed almost 40,000 pounds. The parking lot is all done in asphalt. All the water from the building and the parking lot go down a center drain lightening fast and comes out on the lower road in a ditch. There is no standing water on the property at any time.

The building also features a no maintenance coating so just sit back & enjoy because you'll never have to paint it, unless you want to change the color.

All the major home developments in North Carolina will not let you build a place for your hobbies like this one, and many will not let you park your RV on your property. We have none of those worries here.

You'll never have to winterize your RV in this shed!

For immediate answers, please call the owner at: [828.280.3090](tel:828.280.3090) www.RVAsheville.com email: elagene.trostle@gmail.com

Shown by appointment.