

345 Lynn Cove Road

Noteworthy Features

Here, you'll find balance. Beautifully wrapped in natural building materials, you will be able to pursue creative outlets in your detached studio or dark room and still enjoy the convenience and comforts of being only steps from the main house and gourmet kitchen. Sharing dinner al fresco under the covered pavilion in the North Carolina mountains while listening to a nearby babbling stream will leave your friends and family with an unforgettable sense of magic.

After dinner, cozy up with your favorite book and the warmth of a fire in the great room, or move downstairs to watch your favorite flick. When it is time to retreat, head no further than your master suite. The custom bath was designed to soak the day away before falling to sleep listening to the soothing sounds of a Southern mountain night. This home offers so much—gourmet chef kitchen, home gym, dark room, and studio. The extensive use of stone and wood create the type of curb appeal that is second to none.

*The second living quarters are available when friends and family visit, or use as an income producing legal VRBO. You will love your mountain home, especially knowing you are only minutes to dining and shopping.
Come home today!*

ENTRY, EXTERIOR, DECKING:

- *Stone walls, pillars and massive exterior stone chimney ~ it's a rock climbers dream come true!*
- *Beautiful contemporary front door sets the tone.*
- *Decks surrounding the home welcome you to be the center of entertainment for either intimate dinners or large parties. This space is perfect to create vignettes ~ sitting or dining.*
- *Relax on the covered pavilion and enjoy the sounds of nature. The babbling creek is always audible.*
- *Landscaped simply with native plants for low maintenance.*
- *Stone walls terrace the yard for beauty and ease of use.*
- *Big open spaces, both indoor and outdoor.*

- *Wooded back yard encourages spying on deer, turkey and birds.*
- *Newly paved driveway with pea gravel added for parking areas.*
- *Olympic basketball goal is not included in price, but is available for separate purchase.*

MAIN LIVING SPACE:

- *Hearth to vaulted ceiling native stone wood burning fire place.*
- *Walls of windows bringing the outdoors inside.*
- *97% of the windows have been replaced.*
- *Build in cabinetry and shelving.*

KITCHEN:

- *Chef's kitchen with high quality appliances. Dacor 6 burner gas cooktop, Thermador hood, Dacor double wall ovens, Bosch dishwasher, new Kitchen Aid refrigerator and a built-in wine cooler.*
- *The giant island is the focal point and perfect for gathering around during dinner parties.*
- *Notice the lighted display cabinetry. Your special pieces and artwork will feel at home, even in the kitchen.*
- *Decorative glass pendant lighting, under counter halogen, and overhead can lighting provide for all of your needs.*
- *Custom cabinetry with soft close drawers.*
- *Granite counter tops surround you providing options for meal preparation.*
- *Two large, deep sinks for meal preparation.*
- *Extend the scope of the kitchen ~ simply open the French doors to the covered pavilion.*

BEYOND THE KITCHEN:

- *Currently used as a home office, this space would make the perfect walk-in pantry.*
- *Washer/dryer connection are here if you'd prefer.*
- *Located here is the powder room.*

- *Should a new owner prefer, an opening can be created through this closet to provide contiguous living space with the loft apartment.*

MASTER SUITE:

- *Your retreat designed specifically in a spa-fashion to bring the outside in.*
- *The Victoria Albert soaking tub is the feature of the bathroom. No window treatments required ~ privacy was considered when the room was designed.*
- *Custom tile is both creative and striking.*
- *The custom double vanity vessel sinks are composed of white onyx.*
- *The baseboard heat is auxiliary meant as a supplement for those who prefer a toasty environment.*
- *His and hers custom North Carolina Closets walk in/through closets with ensuite stacking laundry, one of three laundry connections.*

LOWER LEVEL CONSISTS OF A FAMILY ROOM WITH KITCHENETTE/WET BAR, OFFICE/STUDY, TWO BEDROOMS, TWO BATHROOMS, HOME GYM, AND A WORKING PHOTOGRAPHY DARK ROOM.

- *The family room could serve as a home theatre area or simply a fun hangout.*
- *Heating is baseboard, there is no need for air conditioning in this lower level space.*
- *Office/den boasts floor to ceiling built-in cabinetry. The ceiling is attractive tongue and groove planking. The built in desk top is wooden finished with leather effect paint technique.*
- *Attractive custom tiles bathrooms featuring frameless glass shower doors.*
- *Home gym features specialty gymnasium rubber mat tile flooring. The gym, originally a double car garage, could be converted back to this initial use if needed.*
- *The sellers removed a functioning wood burning stove in the gym which could easily be added back again.*

- *The dark room ~ available during second showings~ is spacious. The humidity is controlled by an AC wall unit.*

SECOND LIVING QUARTERS/APARTMENT. 345 LYNN COVE ROAD IS LOCATED OUTSIDE OF AVL CITY LIMITS SO VRBO CAN BE AN INCOME GENERATING OPTION, LEGALLY! (Remember if one chose to connect the two spaces for contiguous connection, access is through shared wall between the office off of the kitchen. The apartment is currently separated with deadbolted door in kitchen)

- *The loft-apartment features a spacious, light-filled kitchen and a beautifully tiled bathroom.*
- *A large pantry also houses a washer/dryer connection.*
- *The apartment is heated via electric baseboards.*
- *The extra wide 8' sliding entry door lets the light flow inside.*
- *The sellers enclosed a door that entered from the dark room and two exterior windows to create the dark room. Easily, one could convert that space to another room dedicated to the apartment.*

STUDIO/GARAGE ~ USE AS YOU WISH! USES ARE ONLY LIMITED BY YOUR IMAGINATION. SOME EXAMPLES MAY BE A STUDIO, ART, GLASS BLOWING, YOGA, WOOD WORKING, AUTOMOBILE STORAGE OR RESTORATION, FURNITURE BUILDING OR REFINISHING.

- *Notice the covered and gravel space beside the studio.*
- *There is a separate 250-amp electrical service. Water is available from the home.*

ADDITIONAL INFORMATION:

- *Home was extensively renovated over the course of seller ownership.*
- *New roof and new windows (except 3-4)*
- *New exterior and interior house paint*
- *New central heating and cooling (2018)*
- *New pump at well house*
- *New lower level hardwood flooring*

