

134 Rolling Hills Road, Mills River NC 28759
TOTAL 17 Acres Mills River, NC

Main House:	2925 sq. ft. (heated space)
Upstairs Rom:	<u>656 sq. ft.</u> (heated space)
Total Heated:	3581 sq. ft
3 car garage:	925 sq. ft.
Patio (uncovered)	800 sq. ft.
Patio Outdoor living (covered)	250 sq. ft.
Barn / Shop (Post and Beam)	36' x 60' (2160 sq ft)
Run-in Shed (side pasture)	24' x 12' (side pasture)
Horse fencing	4 x 6 P.T post w/ 1 x 6 rails

Home Details

Septic System: 3 bedroom

Foundation: Masonry / Crawl Space

Exterior: Lath & Hardcoat Stucco / Real Stone

Exterior Walls: Wood frame 2 x 4 studding / energy efficient insulation.

Exterior Stone: To be real stone Tennessee "fieldstone"

Front Porch: 2" flagstone

Rear Patio: Stained concrete

Gutters: Copper ½ round seamless gutters

Roof Shingles: Combo of architectural shingle / metal standing seam

Windows: Energy Rated Aluminum exterior clad / wood interior Casements with Low E glazing.

Overhead Garage Doors: 9' x 8' Custom wood doors / automatic openers

(4) Fireplace: (3) interior prefabricated w /gas logs – (1) outdoor masonry wood burning with gas starter.

Interior Ceilings: Cathedral with wood beams

Interior doors: 6 panel / solid pine

Plumbing:

- private well 2 GPM / 2 hp pump
- Water supply to barn and to side pasture
- Water Filtration system by Culligan's
- Hot and cold hose bib inside garage
- High efficiency residential boiler system

Gas: Propane 500 gal buried tank supplies: water heater (boiler), kitchen cooking, fireplaces and outdoor grill.

Electrical:

- Main Service 400 amp.
- Sub-panel 100 amp to barn / workshop has lights & 220v / 110v outlets.
- Home Security system
- Audio throughout house with volume controls / patio speakers
- Structure Wiring for satellite TV, plug in and wireless internet connections
- Outdoor Lighting (patio, landscape, entrance)
- 75 KW Whole House automatic Generator

HVAC:

- American Standard 16 Seer 3.5 ton heat pump (main floor) 3 zone
- American Standard 14 Seer, 1.5 ton heat pump (bonus room)
- 1 – Humidifier
- 1 - ERV (fresh air energy recovery ventilation system) main floor
- Digital thermostats for each zone
- Heated master bath tile floor

Central Vacuum: Yes – location in garage

Hot Tub: New 2011 / 5 person hot tub with lift master cover.

Insulation:

- Attic: R-30 Icynene Foam
- Walls: R-15 Cellulose
- Floor: R-19 Batted in crawl space only.
- Garage: yes insulated

Cabinetry: Full Custom Mouser Cabinets (Knotty Alder / maple)

Countertops: Granite (kitchen and master bath) / Culture Marble secondary baths / laundry - plastic laminate

Built-in Cabinetry:

- Great Room Custom Bar and Built-in's / old reclaimed Hemlock barn siding
- Master bedroom window seat, drawers and closets built-ins
- Bedroom #2 wall unit with window seat
- Upstairs custom made bath linen
- Office: custom natural maple cabinet upstairs office.

Appliances:

- Refrigerator: Kitchen Aid - Built-in 36" stainless
- Dishwasher: Kitchen Aid - stainless
- Wall Oven: Kitchen Aid – stainless
- Cooktop: Dacor – stainless (gas)
- Microwave: Kitchen Aid - stainless
- Warming drawer: Kitchen Aid - stainless
- Wet Bar: Under counter refrigerator - black

Floor coverings:

- Main Level: Wood / 4" Australian Cypress
- All Bedrooms: Carpet
- Stairs: Wood
- Baths /Laundry: Ceramic tile

Attic Storage: condition / carpeted

Driveway: Asphalt with brown gravel / circle drive

Entrance Gates: automatic / operation via house phone and car transmitters

Barn Details

- Post and Beam Construction
- Metal roof
- 4 – 12 x 12 horse stalls with sliding barn doors / lighted stalls
- Water at stalls
- Tack and feed storage
- Fenced in Coral / gated to pasture
- Shop space / 100 amp service / Lights / concrete slab
- Equipment / tractor storage with built-in shelving
- 2 - 10 x 10 overhead garage doors – 1 opener
- Gravel parking space for equipment trailers

Land Details

- Total Acres: Approx 17 very private
- Approx. 13 acres pasture / 4 acres hardwoods
- Mountain views
- Small spring fed pond
- Wildlife abundant
- Apple trees, grapevines, planted pines / hemlocks, hardwoods, aspen trees
- Yearly income on hay harvest
- 6 miles to Asheville Airports, 20 minutes to city of Asheville, 15 minutes to Hendersonville and or Brevard.
- 10 minutes to entrance to Pisgah National Forest