

Welcome to 1203 Pegs Branch Road Ferguson, NC 28624

NEW Construction Custom Home

****Energy Efficient Features Throughout****

Located near Elk Creek Road and Buffalo Cove Road

3 Beds | 3 Full Baths | 2,567 sqft | +/- 6 Acres | 2-Car oversized Garage w/ electric charger

**This HOME is truly a PRIVATE GETAWAY! Gorgeous Contemporary Design
sitting atop 6 acres with panoramic views of the Blue Ridge Mountains**

Interior Features:

- Custom milled pine floors from trees on the property
- 2 Main level Owner's Suites
- Custom Cabinetry in kitchen with walnut countertops
- Vent Hood over cooktop with fresh air intake
- EPA 90% efficient wood stove
- Custom walnut wood dining table
- European style wall mounted toilets in all 3 bathrooms
- Lower level has Handicap access with wide doorways and no threshold, zero entry shower
- Stained concrete floors on lower level
- Double Pane Casement Windows, all wood with exterior Aluminum clad
- All interior walls and ceilings have "Rockwool Safe n Sound" insulation for soundproofing
- In-house cellar for wine and food storage
- Functioning mechanical room
- Lifetime warranty Marathon RHEEM electric water heater
- Zehnder ERV whole house fresh air system
- Lower level mud room has water pipe hook-up for flex room
- Whole house filtration system located in well house

Exterior Features:

- +/- 6 Acres with panoramic view of the NC mountains
- 3 Driveways for easy access to main level or lower level
- Home faces SOUTH with 80% windows providing heat gain during winter months, while not allowing sun to heat home during summer months
- James Hardie Concrete Board Exterior Siding
- 2 x 6 Exterior Walls
- 12" on Center Floor joist which sit on these Walls (no bounce floor system)
- 18" On Center Roof Truss
- All 2x6 Wall and Roof with Open Cell Full Spray Foam in Cavity
- Exterior Huber System Zip Wall with rare Attached Foam for a Thermal Break (high level building envelope science to temperature control in home)

- GAF Architectural Shingle
- Huber ZIP System Roof Deck (NO SAGGING between trusses)
- Ice Shield barrier under shingle on entire roof.
- Oversized Gutter w/ leaf guard downspouts, running into buried 4" schedule 40 pipe, no collapse (European Commercial standards)
- 3-Bedroom permitted Septic System
- Outdoor Firepit seating area
- Wrap-around porch features TREX decking reinforced for future hot tub (8" center)
- Custom Shed (Tiny House) has electricity & insulation for workshop or bunk beds
- Fruit trees and Blueberry bushes
- 800' well with 70 gallons/minute water supply
- Gated community
- Home sits at the top of mountain at end of street (1,950 elevation)
- Exterior painted Sherwin Williams Urban Bronze
- POA maintains roads and gate (\$250 for Lot 74 and \$550 for Lot 75)

Garage Features:

- Oversized 2-car 520 sqft Garage
- 18' Commercial Insulated Garage Door (extra wide to comfortably fit 2 cars)
- Top end Garage Door opener

Contact Alyson Keller (704) 236-1208 for more details about this opportunity to own a one-of-a kind home!