

THE AVA SIMONE

BY LIVING STONE CONSTRUCTION

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For nearly twenty years, Living Stone Construction has been producing award winning results that have been recognized on both the state and local levels. LSC President, Sean Sullivan, is one of a very few Accredited Master Builders in the state, certified Energy Star partner AND nationally recognized Green Builder. Living Stone's Design/Build services have simplified and improved the entire building process to give clients the ultimate in quality AND value. Living Stone offers what we believe every client deserves, the ability to ENJOY the building process. Our goal is to exceed expectations through superior client relations, quality, integrity and timeliness. No matter the budget, we will work with you to make your dreams a reality.



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SOUTHCLIFF®
NATURE AT YOUR DOORSTEP

10 Southcliff Parkway • Fairview, NC 28730
866.844.0660 • www.southcliffasheville.com

Southcliff, an award-winning gated community located on the south face of Cedar Mountain, has hand-picked a collection of premier builders to assist you in envisioning and realizing your dream mountain home. Each builder brings their own unique perspective along with years of experience, quality craftsmanship and attention to detail, while sharing the Southcliff philosophy of embracing authentic mountain living.

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The Ava Simone is an alternate to the popular Alexandra model which affords a little extra entertainment area with one less bedroom. This universally designed home that not only boasts a quaint craftsman architectural feel, but also incredibly energy efficient construction. This floor plan works well for families of all size and ages. Since it has two bedrooms with two full baths on the main level, it works great for families with younger children, but since it has a bonus room upstairs, it also works well for the next generation to accommodate guests or a home office. This 3 bedroom/3 bath house has 1679hsf on the main level with a bonus room upstairs expanding an additional 276hsf. The foundation can be placed over a crawl, unfinished basement, or finished lower level depending on your needs and desired budget.

SPECIFICATIONS

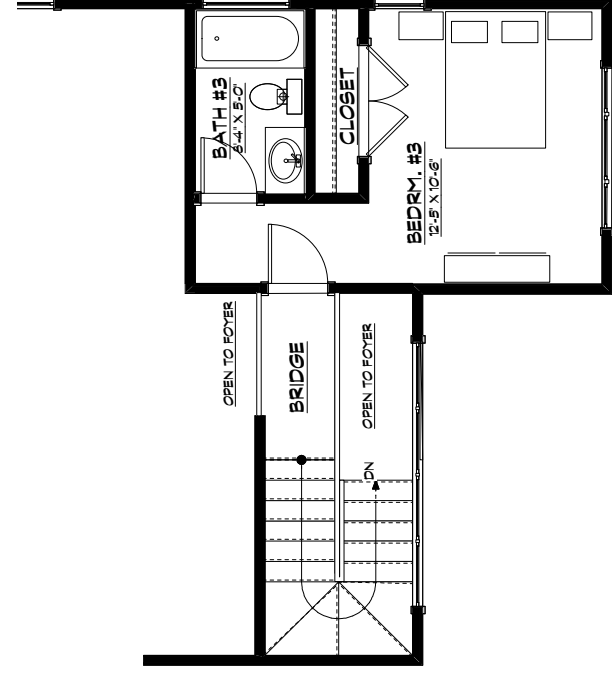
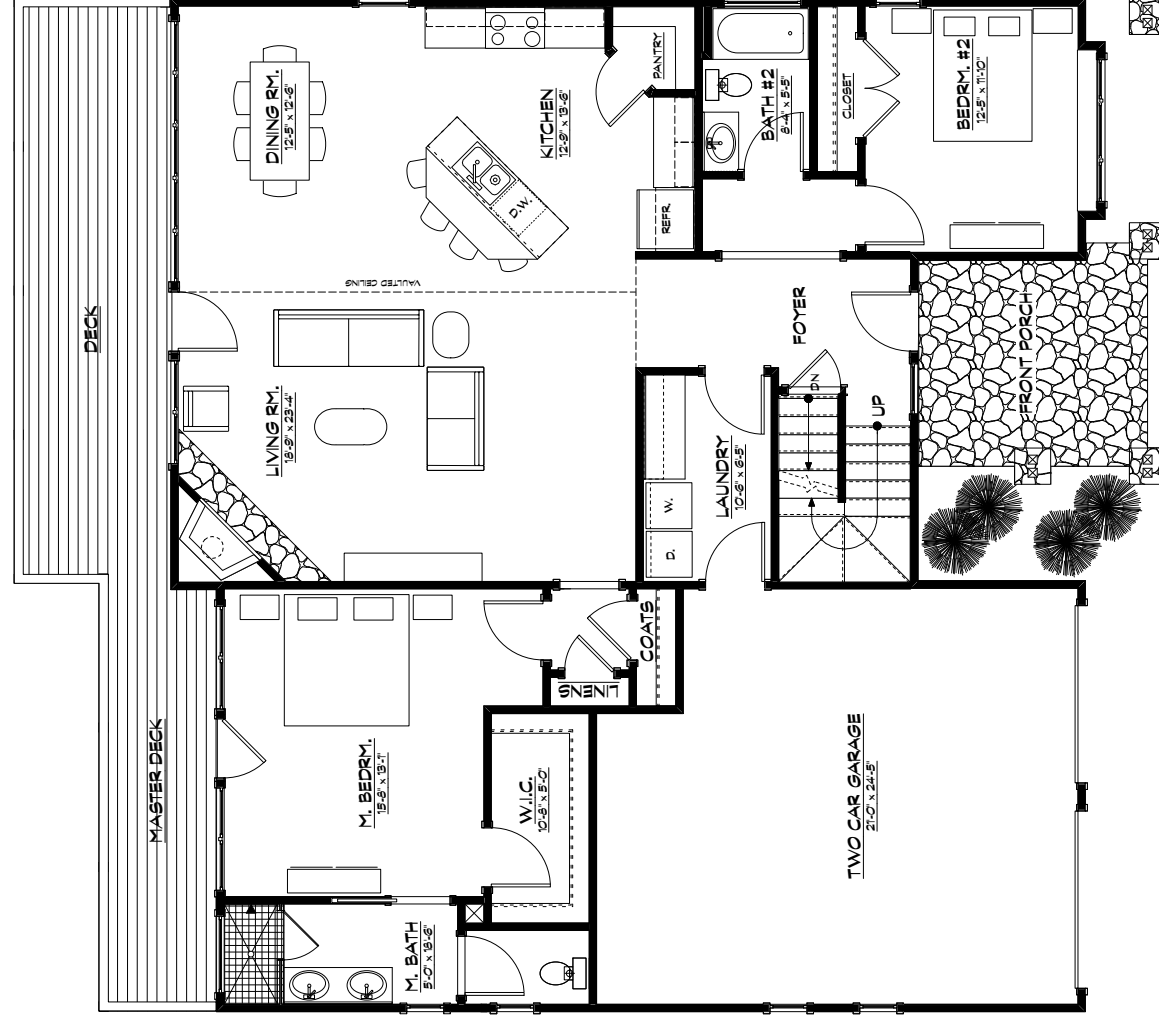
- Craftsman Home Built by Living Stone Construction, Inc.
- 1,955 heated square foot home in a gated community
- 3 bedroom, 3 full bath
- Energy Star Rated Home, Utility discounts - eligible
- Attached 2 Car Garage with area for workshop
- Natural gas and all under ground utilities
- Master suite access to deck
- High efficiency Heat pump
- High efficiency Heat Pump water heater
- Gas direct-vent fireplace

EXTERIOR FEATURES

- Natural stone veneer, columns and flagstone porch
- Jeld-Wen Premium Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Low maintenance exterior finishes
- Lifetime Architectural shingles and metal roof accents
- Covered front porch (courtyard) and full back deck
- Craftsman front door
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Cedar porch and deck railings with low-maintenance metal balusters

INTERIOR FEATURES

- 9 foot ceilings throughout main level
- Vaulted ceilings in great room and master suite
- Large open kitchen with bar and keeping room
- Universal design, ADA compliant main level living
- Granite countertops
- GE stainless steel
- Large walk-in master closet (california style) with direct access to,
- Laundry (off the garage) with built-ins
- 3" Oak Hardwood flooring and tile floors throughout main level
- Kohler Plumbing Fixtures
- Foam insulation, Large attic room for climatized storage
- Upstairs bonus bedroom with carpet, closet and bath



FIRST FLOOR PLAN
HEATED/FINISHED:
FLOOR 1: 1,679 SQ. FT.
FLOOR 2: 276 SQ. FT.
TOTAL: 1,955 SQ. FT.



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