

# THE SKYLAR

BY LIVING STONE CONSTRUCTION

## LIVING STONE CONSTRUCTION

Living Stone Construction is an award-winning first-tier builder of fine custom homes in Western North Carolina. Their mission is to provide their clients with a new home that exceeds their expectations. They do that with an attention to detail and adherence to their five core values: communication, quality, integrity, value and timeliness. They recognize that your home represents a significant investment, so they aim to provide each of their customers with a home that will be a delight to their entire family for years to come. No matter the budget, they will work with you to make your dreams a reality.



Living Stone Construction  
706 NC HWY 9, Black Mountain, NC 28711  
P: 828.669.4343 • F: 828.357.5557  
[www.livingstoneconstruction.com](http://www.livingstoneconstruction.com)  
[information@livingstoneconstruction.com](mailto:information@livingstoneconstruction.com)



**SOUTHCLIFF®**  
NATURE AT YOUR DOORSTEP

10 Southcliff Parkway • Fairview, NC 28730  
866.844.0660 • [www.southcliffasheville.com](http://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.

10 Southcliff Parkway • Fairview, NC 28730  
866.844.0660 • [www.southcliffasheville.com](http://www.southcliffasheville.com)



**SOUTHCLIFF®**  
NATURE AT YOUR DOORSTEP



Southcliff is a registered trademark of MF Southcliff, LLC. Southcliff is marketed exclusively by Beverly-Hanks and Associates, Asheville NC. This is not intended to be an offer to sell, nor a solicitation of offers to buy real estate in Southcliff by residents of CT, HI, IL, IL, NY, NJ, OR, PA, SC or in any other jurisdiction where prohibited by law. All prices and plans are subject to change without notice.



# THE SKYLAR

By Living Stone Construction

The Skylar is a 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 three 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 4 bedroom/3 bath house has 1866hsf on the main level with a bonus room upstairs expanding an additional 265hsf. The foundation can be placed over a crawl, unfinished basement, or finished lower level depending on your needs and desired budget.

## SPECIFICATIONS

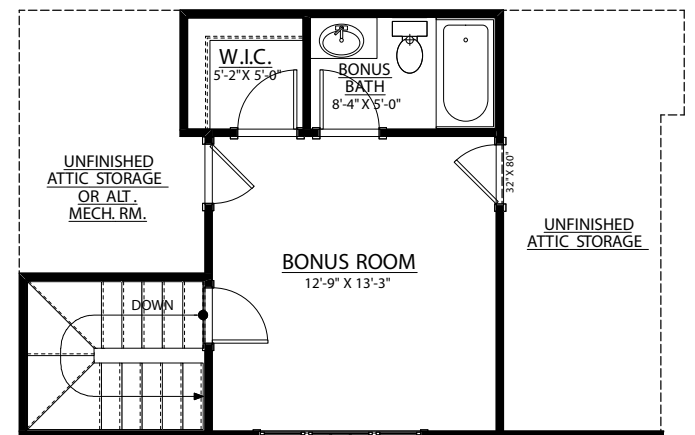
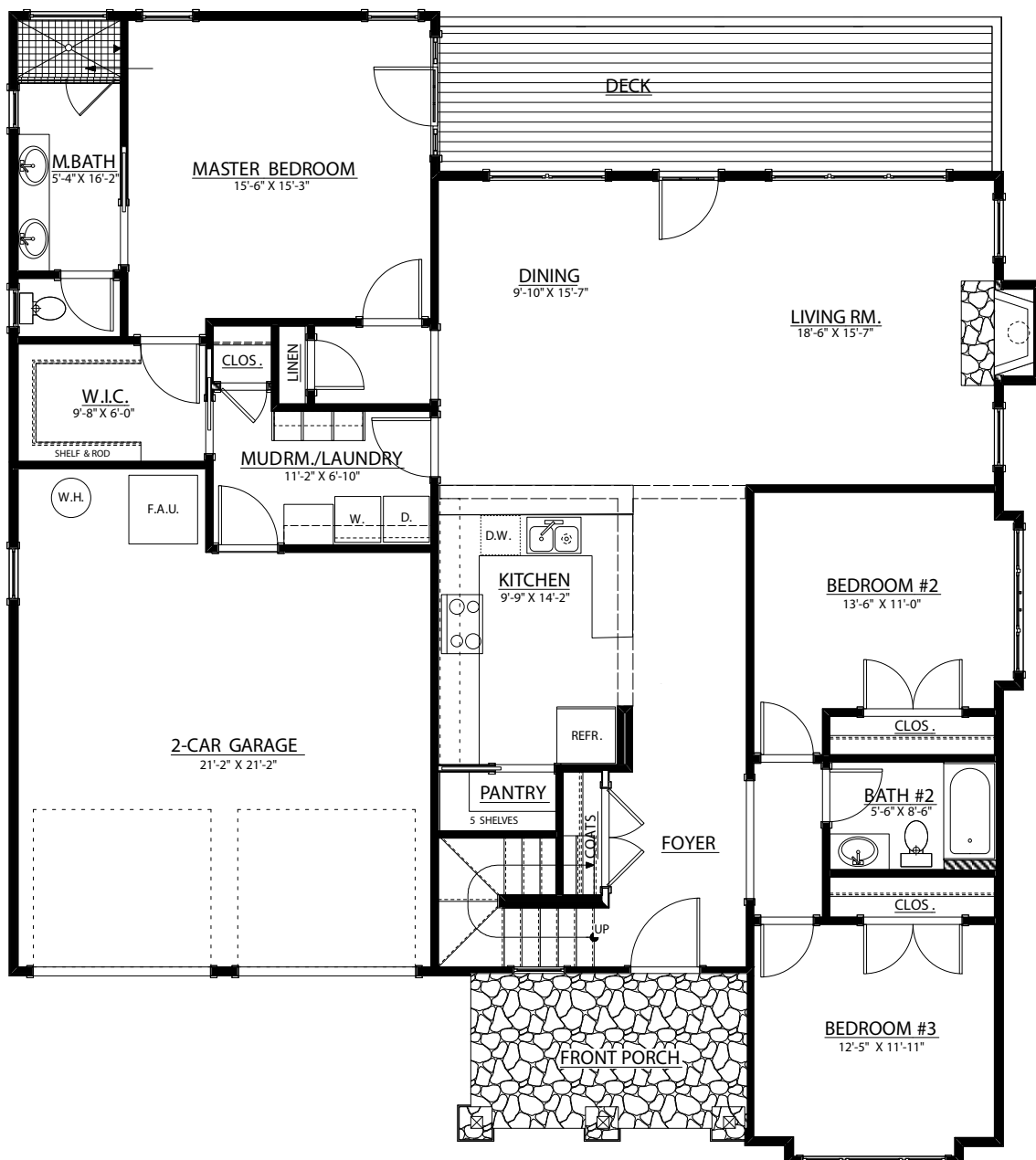
- Craftsman Home Built by Living Stone Construction, Inc.
- 2,131 heated square foot home in a gated community
- 4 bedroom, 3 full bath
- Energy Star Rated Home, Utility discounts - eligible
- Attached 2 Car Garage with area for workshop
- Natural gas and all under ground utilities
- Master suite access to deck
- High efficiency Heat pump
- Gas 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
- Large covered front porch and ample back deck
- Extra-wide front door
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings
- Flat front yard on a cul-de-sac with a natural backyard and mature trees

## 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
- Kenmoore stainless steel
- Large walk-in master closet (california style) with direct access to,
- Large laundry with built-ins
- 2" Oak Hardwood flooring and slate tile floors throughout main level
- Kohler Plumbing Fixtures
- Foam insulation, Large attic rooms for climatized storage
- Upstairs bonus bedroom with carpet and walk-in closet and bath



FIRST FLOOR PLAN  
HEATED/FINISHED:

FLOOR 1: 1866 SQ. FT.

FLOOR 2: 265 SQ. FT.

TOTAL: 2,131 SQ. FT.



**SOUTHCLIFF®**  
NATURE AT YOUR DOORSTEP

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