

# NEST REALTY

## Home Features & Improvements

### 504 Kings Ridge | Asheville

#### **INTERIOR**

4 bedrooms (listed as 3 because of 3 BR septic permit)  
3 full bathrooms  
2 primary suites  
Walk-out basement that could easily be expanded to a full apartment  
Whole-house surge protector  
Whole house backup generator with annual maintenance contract  
Potential for elevator  
Mini splits for additional cooling in Kitchen and Primary bedroom  
Updated bathrooms with new faucets, flooring, and extra tall toilets with elongated seats  
454 square foot storage room  
Chimney regularly professionally cleaned  
Wired for security system  
Oversized garage

#### **EXTERIOR**

Very private location in the heart of North Asheville  
Long-range, seasonal mountain views  
Stone tiled walkway  
360 sq ft covered portico  
Covered and screened rear porch  
Covered and screened hot tub porch  
Tremendous professional landscaping including gorgeous water feature  
Mature apple, peach and fig trees  
10 year old roof  
8 year old HVAC with annual service through Bolton  
Raised organic garden beds  
Organic mini vineyard  
Driveway recently re-paved  
Front porch with bat prevention screening  
Insulated garage door  
Rear deck flooring replaced with Trex

#### **OUTDOOR KITCHEN**

Covered, stone patio  
Pergola and shade cloth  
Water and electric  
Cold-frame herb bed  
Pizza oven  
Argentine grill  
Stone Counters  
Outdoor kitchen sink

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