

## Highlights of 47 Amber Court

*Rough Cut and Hand-crafted Maple floors harvested from a five generation Asheville tree farm by DeLeeuw Woodworking Design throughout all first level living areas excluding master suite.*

*Custom White Oak Fireplace Mantle crafted from a tree felled by Florence on the property by DeLeeuw Woodworking Design*

*12 foot ceilings on first level with deep crown molding and high baseboards*

*Covered porch opens to foyer with transom and sidelights front door surround, beautifully appointed formal dining room, and half bath.*

*Living Room features vaulted ceilings, recessed lighting, ceiling fan, shiplap accent wall, gas fireplace (owners have never used-no propane at property) with custom white oak mantle and marble surround, open to kitchen and breakfast nook.*

*Kitchen is a cook's dream with ample storage and counter space, granite counters, stainless appliances including GE oven and microwave, Whirlpool dishwasher (new) and French door refrigerator with ice and water in door, double sink, under counter lighting, pantry, eating bar, and open to breakfast nook overlooking pond and private yard.*

*Breakfast nook with three windows overlooking pond and private yard as well as direct access to screened patio.*

*Laundry and mud room with Kenmore front load washer and dryer, floating shelves, window, and access to two-car garage.*

*First floor Master Suite with 12 foot plus tray ceilings, recessed lights, ceiling fan, carpet, overlooking back yard. Master Bath with soaking tub, tiled walk-in shower with river rock base and glass door, double vanity, updated lighting, tile floor. Master closet offers custom built-ins and window.*

*Two additional closets complete the first floor and wrought iron work details stairs to second level.*

*Two ample bedrooms with carpet, ceiling fans, double closets, and lots of windows plus shared tiled bath with tub shower, updated vanity and lighting and a tucked away bonus room with recess lighting, ceiling fan, and carpet complete the second level.*

*Cul- de- sac location with pond view and level private yard are the icing on the cake.*