

# 1 Oakwilde Dr, Asheville NC 28803 updates | upgrades | features

- ❖ New architectural shingle roof in January 2024 - Raindance Roofing system - including new Rain Drop Leaf Guard gutter guards
- ❖ HVAC replaced 2019 (natural gas heat/electric AC) Merv 11 filtration system
- ❖ 200 amp electric breaker box upgrade installed in 2022
- ❖ Mini split climate control installed in 4th bedroom/WFH office/den in 2023
- ❖ Mini split climate control installed in basement in 2024
- ❖ Permitted basement remodel (including full bathroom and kitchenette) completed in 2024 (has private walk-out entrance) - Cedar T&G ceiling height of 7.5', 24"x12" Porcelain tile throughout finished basement area
- ❖ ERV (Energy Recovery Ventilator) air purifier installed in basement in 2024
- ❖ Interior plumbing and sewer line to the city replaced/upgraded in 2019/2020
- ❖ Partially fenced back yard in 2023
- ❖ Kitchen remodel completed in 2024 (engineered stone counters, shaker style easy close cabinet doors, new S/S stove and sink)
- ❖ Landscaping in 2024
- ❖ City water line to the house replaced in 2016
- ❖ Level lot and mostly 1 level living for ease of access/convenience with potential multi-generational living opportunity
- ❖ Alternate laundry hookups available on the main level (garage closet)
- ❖ Large unfinished area in the basement for storage and/or workshop potential
- ❖ 220v electric hookup in garage (for EV or alternative washer/dryer area)
- ❖ Power Washed exterior and Repainted gutters, fascias, soffits, shutters, garage, all exterior trim in August 2024
- ❖ Easy commute/access to TC Roberson school district, Biltmore Park, medical facilities, grocery and south Asheville/Arden restaurants, within 2 miles of i26 and 5 miles of i40 and Blue Ridge Parkway.