

432 ROBIN HOOD ROAD

BREVARD, NC 28712

**Beverly-Hanks**  
REALTORS®



STUNNING LAKEFRONT HOME

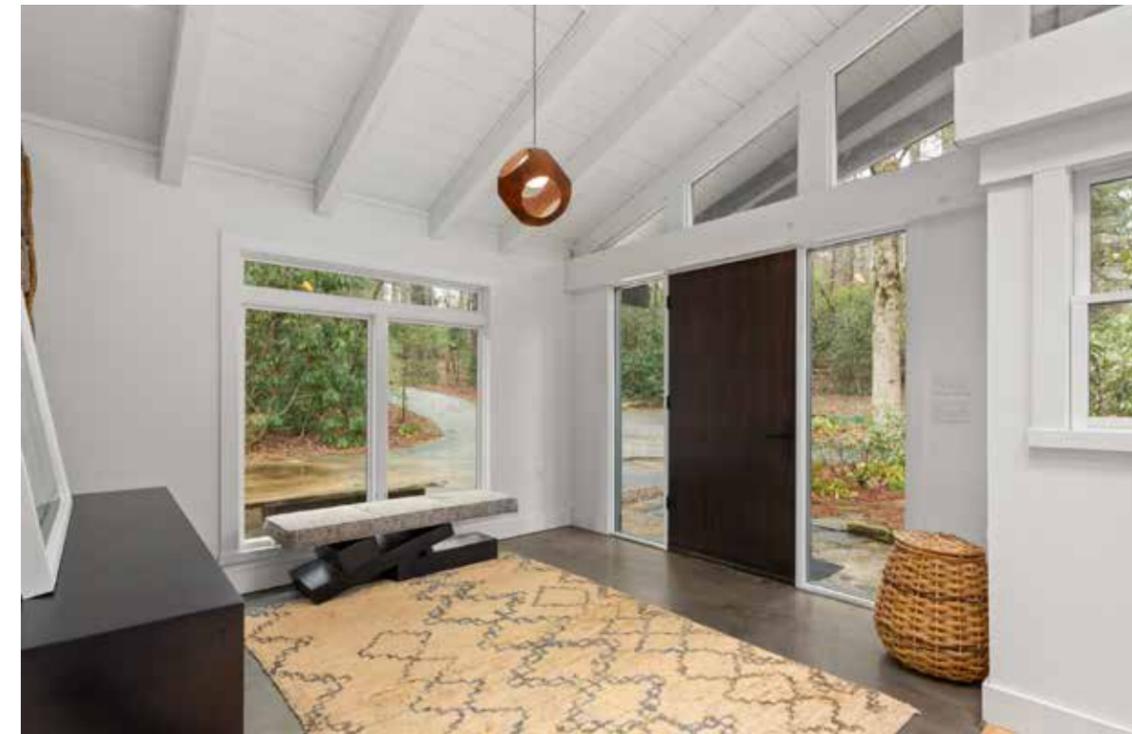
# WATERFRONT PRIVACY

The 300+ feet of private lake frontage invite you to sit back and relax. Watch the clouds roll by and indulge in the tranquility of life on Trout Lake. Situated in a lovely community with over 20 miles of trails, meandering streams and waterfalls, a swimming pool, tennis courts and golf, all only 10 minutes to popular DuPont Forest and just 15 minutes to downtown Brevard. Welcome to Sherwood Forest and the perfect turn key home.



# CONTEMPORARY DESIGN

Modern accents, a rich variety of textures and an abundance of windows invite the beautiful wooded surroundings inside. Intuitively reflecting the countryside setting, you'll find natural finish Oak hardwood floors, cathedral ceilings with multiple skylights, and an open airy feel that suggests peace of mind and ease of living.



# THE GOURMET KITCHEN



The sharply designed open kitchen has everything you need to cook all of your favorites while still enjoying your friends and family. The Butler's Pantry offers room for a wet bar and that often needed second refrigerator plus easy access to the Laundry/Mud Room. Elegant finishes keep the mood light.

# THE MASTER SUITE



The private main level Master Suite is heavenly with its fabulous lake views and custom built-ins giving you plenty of room for your reading pleasures and favorite collections. In the spacious Master Bath, you will find dual marble vanities, a deep soaking tub, separate glass shower and more natural details like the built-in Teak benches.

# MODERN LIVING

In this home, everyone will find their favorite, special spot. A Guest Bedroom or Home Office plus a lakefront Guest Suite can be found on the main floor. Then a floating spiral staircase takes you down to the terrace level where you will find an inviting Family Room with wet bar and two fabulous Bonus or Bunk Rooms. There's even a storage room for your mountain bikes.



# LAKE LIFE

This location offers a special connection to the forests and mountains of Western North Carolina. The Sherwood Forest Community and the Sherwood Forest Golf Course are both members of the Audubon Cooperative Sanctuary. The program is certified by Audubon International and is unique in this region. If you want more action and fun, grab your clubs for a round of golf and let a llama be your caddy!



# PROPERTY FEATURES

## PROPERTY HIGHLIGHTS

0.86 acres  
Private location on Trout Lake, just under 5 acres  
300 feet of lake frontage on Trout Lake  
Private dock  
Community hiking trails, pool, tennis court, 18 hole par 3 golf course and community park  
Recently renovated with designs by Keri Zink  
Upper and terrace level deck with new Ipe decking  
Upper deck is 83' long with 36' covered  
Hot Springs hot tub on terrace level  
Outdoor shower  
Copper gutters on front of house  
Encapsulated crawl space with dehumidifier  
All solid wood doors  
Jeld-Wen aluminum clad windows  
Instant on demand hot water throughout whole house  
Lake views throughout the whole house

## MAIN LEVEL

### FOYER

Sealed concrete flooring  
Stone accent wall

### GREAT ROOM

Open floor plan with two seating areas and Dining Room  
Shiplap, vaulted ceilings  
6 skylights  
3 double glass patio doors  
Natural finish Oak hardwood floors  
Wood burning fireplace  
Sonos surround sound speakers  
Wormy chestnut built-ins

### KITCHEN

Silestone countertops  
White subway tile backsplash  
DCS 6 burner stainless gas oven and cooktop  
Zephyr stainless range hood  
Miele stainless combo microwave/convection oven

Liebherr paneled refrigerator with two freezer drawers  
DCS dual drawer stainless dishwasher  
Blanco sink faucet  
Schulte Evoline pop up port counter outlet  
Custom cabinetry by Giving Tree  
Pass thru window opens to the upper deck  
Copper pendant lighting over island

### BUTLER'S PANTRY/SCULLERY

Sliding barn doors  
Custom cabinetry by 'Giving Tree'  
DCS Fisher Paykel stainless French door refrigerator  
Slate floors

### LAUNDRY ROOM/MUDROOM

Electrolux HE front load washer and dryer with steam feature  
Work sink with marble countertop  
Slate floors  
Storage space  
Side entry

### MASTER SUITE

Sliding glass doors to upper level deck overlooking the lake  
Custom cabinetry and bookshelves  
Wall mounted reading lamps  
Propane line installed for future gas fireplace  
Ceiling fan  
Recessed lighting

### MASTER BATH

Dual walk-in closets with built-in shelving  
Marble tile shower with mosaic glass tile floor  
Dual marble vanities with modern pendant lighting  
Deep porcelain Kohler soaking tub with Newport Brass chrome faucet  
Built-in floating Teak benches under each window  
Separate water closet  
Linen closet

### GUEST BEDROOM

Walk-in closet  
Accessible from the hallway  
Direct access to full hall bath  
Oak hardwood floors

### LAKEFRONT GUEST SUITE

Expansive lake views  
Natural light  
Sliding door to deck  
En suite Bath  
Floating vanity  
Marble countertop  
Soft close drawers  
Custom Wormy Chestnut cabinetry  
Glazed tile glass shower  
Linen closet

## TERRACE LEVEL

Floating spiral staircase made from an Oak tree struck by lightning on the property

### FAMILY ROOM

Wet bar with live edge wood countertop  
Built-in Tramonita beverage fridge  
Two sets of sliding doors with access to the terrace level deck  
Natural finish Oak hardwood flooring  
Large screen Sony TV  
Large Storage Room accessible from exterior

### BONUS ROOM 1

Door to exterior  
Closet storage  
Bunk beds  
Natural finish Oak hardwood flooring

### BONUS ROOM 2

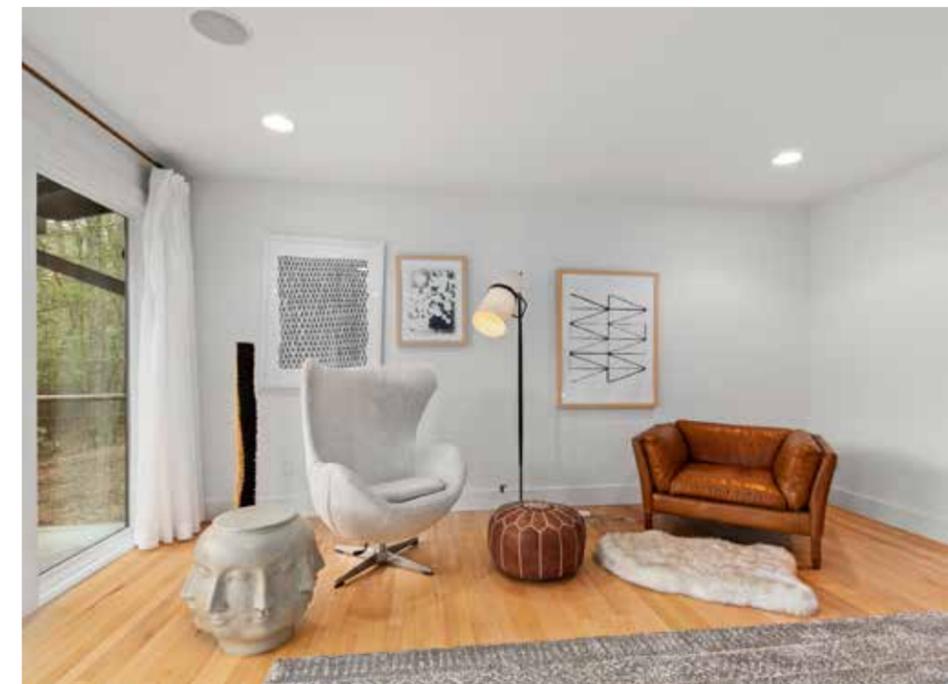
European style built-in beds with drawers  
Shiplap walls  
Natural finish Oak hardwood flooring  
Built in shelves

### GUEST BATHROOM

Built in Teak bench  
Slate flooring  
Glass shower porcelain tile and glass mosaic tile floor  
Custom marble and Wormy Chestnut vanity  
Delta faucet with chrome finish

## OUTDOORS

Private wooded setting  
Large driveway  
Swimming lake good for paddle boards and kayaking





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INTERNATIONAL

## BREVARD, NORTH CAROLINA

Being a small town doesn't mean you can't offer some of the finest charms Western North Carolina has to offer. Just ask the 7,800 residents of Brevard, the seat of Transylvania County. The town has distinguished itself as an epicenter for nearby outdoor adventures, education, art, and music.

There's plenty to enjoy in the heart of Brevard. The town is a vibrant and walkable hub of independent shops, boutiques, galleries, pubs, eateries—and a diverse selection of local art! Tucked along the edge of the Pisgah National Forest, Brevard is a hotspot for eclectic in-town living and big mountain views within a stone's throw of Main Street. Brevard offers many amenities nearby or within minutes, including public and independent schools; an extensive county library system; and shopping, entertainment, and dining options. Residents have access to state-of-the-art medical facilities, including Transylvania Regional Hospital, a division of Mission Hospital, the largest in the region. Brevard is also conveniently located alongside the Pisgah National Forest, as well as near the Blue Ridge Parkway, a sightseer's and cyclist's haven.

APPROX. SQ. FT: 4,176 • BEDROOMS: 3 • BATHS: 4 • ACREAGE: 0.86



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