



Open floor plans give the Lower Grassy Branch Cottages plenty of light. All homes have approximately 1,200 square feet.



This beautiful, spacious bar top and kitchenette comes with all kitchen appliances.



Oversized windows, nine foot ceilings, a gas stove, a walk-in closet, and laundry room are all included in the standard 3 bedroom, 2 full bath home.



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# Affordable housing in Asheville? It can be done: Lower Grassy Cottages starting at \$159,900!

Rod Hubbard, developer with RJH Inc., had a vision. “I wanted to see if we could create and build an affordable, quality, single family home as opposed to a townhome or condo.” Partnering with Chris Eller, owner of Civil Design Concepts and Jennifer Ritchie-Eller, owner/broker of Trillium Properties, Hubbard has turned his vision into reality with Lower Grassy Branch Cottages. The team at Lower Grassy Branch Cottages felt it was more important to provide quality than create a typical profit. “During a time of need and fear in this economy we wanted to create nice housing for our community,” notes Jennifer Ritchie-Eller.

The homes are well built using rock and Hardiplank. Ritchie-Eller used her expertise of selling real estate for ten years to gauge what clients wished for in a home. “The open floor plans are ideal,” notes Ritchie-Eller. Oversized windows, nine foot ceilings, a gas stove, a walk-in closet, laundry room, and all kitchen appliances are included in the standard 3 bedroom, 2 full bath home. “These homes live large.”

This offers locals the chance to purchase a single family home instead of an attached home such as a townhome or condo. For Professionals or Retirees that crave a single family home, Lower Grassy Branch Cottages is ideal. “I know this is the best affordable single home in our community, I’m very happy with the way this product has come out,” adds Hubbard.

Ritchie-Eller was excited to work with Hubbard, a proven developer of excellent products such as Brickton Village and the Grove at Appledorn. “Hubbard is amazing because he is doing all the right things for all the right reasons.” She added that this was an incredibly generous team with Chris Eller donating the land at an affordable price, Hubbard cutting his fees to make these affordable homes a reality, and the listing agent cutting her fees. “This product does not exist out here, and the only reason it exists now is that those involved wanted nice housing for our community,” notes Ritchie-Eller.

Located near the Blue Ridge Parkway, Warren Wilson College, and the VA hospital in East Asheville, Lower Grassy Branch Cottages are minutes to shopping, dining, and the Asheville Mall. All homes are USDA approved, 100 percent financing and county taxes. The outdoor space at Lower Grassy Branch Cottages includes a rocking chair front porch and a creek running through some of the backyards. Lower Grassy Branch Cottages is truly a community, boasting proud homeowners such as Rick McKeever who found that this home represented the best quality, value, and price point of any home, new or existing, in this area. “I had the honor of meeting the developer, the listing agent, and the engineer, and I could tell that they are extremely proud of their work and their craftsmanship.”

The new homeowner at Lower

Grassy Branch Cottages can choose from three different floorplans. A fully upgraded package is available for only \$169,900, which adds such luxuries as ceramic tile in baths and kitchen, a gas fireplace, hardwood in the living area, and two inch faux wood blinds for the whole house! “With the upgrade package you can really dress it up,” notes Hubbard. You can also purchase just a few upgrade options if you prefer. Hubbard adds that he is a bit tired of opening a newspaper and seeing the word “affordable” attached to a property listed in the \$400,000 range. “Ours are truly affordable at \$159,900, and with interest rates as low as they are, a hardworking professional such as a nurse, school teacher or police officer can buy their own home and afford to maintain it. That is my main vision and goal.”

**For more information**  
**visit**  
**[www.134lowergrassybranch.com](http://www.134lowergrassybranch.com)**  
**[www.lowergrassycottage.com](http://www.lowergrassycottage.com)**  
**or call 828-582-5397**  
**or Jennifer Ritchie-Eller at**  
**828-215-4537**

**Open House**  
**Every Saturday and**  
**Sunday from 1-5 pm**  
**Come check out our model home**  
**and make it your own!**