



**123 IVEY BAPTIST ROAD**  
Weaverville • Custom-Built Mountain Retreat



**MOSAIC**  
COMMUNITY LIFESTYLE  
**REALTY**

**4 Bedrooms, 3 Bathrooms • 4,478 SF**  
**Home w/ 15.51 Acres • MLS# 3221439**  
**or 4.85 Acres • MLS# 3220795**



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel: 828.707.9556 fax: 800.553.1491  
WWW.MYMOAICREALTY.COM



Stunning Weaverville Mountain Home

## INCREDIBLE CUSTOM MOUNTAIN RETREAT

- Nestled in the mountains with gorgeous views
- Minutes to Weaverville's shopping and restaurants
- Just 25 minutes to Downtown Asheville
- Close to hiking, mountain biking, Navitat Ziplines, and Big Ivy Historical Park
- NC Healthy Built home
- Handcrafted artisan details throughout home
- Huge covered front porch features a gas-assisted fireplace, rock surround and chimney, handcrafted wood mantel, and built-in seating area
- Gorgeous handmade artisan door welcomes you
- Open floor plan creates a mountain lodge feel
- Locally-sourced walnut floors, breakfast bar, and trim
- Site-sourced pine woodwork throughout



Handcrafted One-of-A-Kind Front Door



Ideal Private Mountain Getaway



Nestled in the Mountains • Gorgeous Views



## CHEF'S KITCHEN

- Gourmet kitchen featuring:
  - Custom cabinetry
  - Bookmatched granite counters
  - Prep sink
  - Large walnut breakfast bar
- Stainless steel appliances include:
  - Two-drawer KitchenAid dishwasher
  - Six-burner Five Star brand stove
  - Five Star gas oven and electric convection
- Local artisan tile backsplash above range
- Travertine tile floors and backsplash
- Kitchen opens to large living room



Walnut Breakfast Bar



Matchbook Granite Counters



Six-Burner Five Star Brand Stove



Loads of Cabinets



Mountain Lodge Living

## MAIN LEVEL

- Light-filled, open living space
- Grand stone hearth and chimney houses a Quadra Fire wood stove insert w/ blower control
- 19.8 foot high ceiling in living room
- Living room flows to dining and office area
- Dining room has room for a large table
- Access to outside deck from dining room
- Office and dining are have 9' pine wood ceilings
- Custom built-in office area perfect for business use or homework
- Two sets of arched French doors lead to covered deck area and screened-in porch
- Recessed lighting and ceiling fans throughout



Open Dining Room



Custom Built-In Office Space



Stunning Wood-Stove Fireplace



## MUDROOM & BATH

- Mudroom is just off the kitchen
- Travertine tile floors
- Handcrafted locker system made from recycled metal roof panels
- Sink and extra storage
- Access to front porch and side stairs to yard
- Plenty of extra storage
- Full bathroom on main level has walk-in shower with dual shower heads and a unique artisan river rock floor
- Single sink in a beautiful antique dresser vanity
- Spiral stairs lead to the second floor



Mudroom with Custom Lockers



Main Floor Bathroom



Travertine Surround - Dual Shower Heads



Unique River-Stone Shower Floor



Private Master Bedroom

## SECOND FLOOR

- Balcony leads to master suite and two bedrooms
- Bedrooms have beautiful mountain views
- Ceiling fans in bedrooms
- Master bedroom features a vaulted pine wood ceiling and double closets
- Large master bathroom has granite vanity, towel warmer, slate tile floors, and pocket doors
- Extra-deep soaking tub has slate tile and river rock surround
- Convenient laundry in master bathroom with built-in hampers
- Private master deck is the ideal spot for morning coffee, relax and enjoy the view



Spiral Stairs Lead to Second Floor



Mountain Views



Vaulted Pine Wood Ceilings



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel: 828.707.9556 fax: 800.553.1491  
WWW.MYMOAICREALTY.COM



Slate Tile -River Rock Detail



Master Bath is Spacious



Convenient Second Floor Laundry



Sunny Second Bedroom



Lower Level - Radiant Concrete Floors

## LOWER LEVEL

- Stairs in living room lead down to lower level
- Huge family room opens into game area, with a full bathroom, bonus room/ bedroom, and kitchenette
- 9 foot high ceilings, recessed lighting, and radiant heat concrete floors throughout
- Spacious family room features a hard-wired deluxe sound and entertainment system
- Family room flows to large kitchenette
- Ideal space for entertaining, or as a rental unit
- Full-sized refrigerator, apartment sized stove and dishwasher
- French doors lead to yard
- Full bathroom has a garden tub/shower combo and a walnut wood vanity
- Large utility closet
- Lower level has soundproofing within ceilings



Ideal for Entertaining or as a Rental Unit



Bonus Room



Full Bath on Lower Level



## PROPERTY

- Beautiful and serene setting
- Incredible mountain views
- Rock wall and stone details throughout
- Large sloping yard
- Abundant fruit trees and bushes
- 600 feet of river frontage on the Big Ivy Creek
- 11-foot deep spring-fed pond is ideal for stocking fish
- Private wooded acreage located at the end of road
- Large gravel parking area with extra drive that leads to the back of the house
- Chicken coop with extra storage
- Tool shed



Gorgeous Wooded Acreage



Spring-Fed Pond



Large Lawn Features Fruit Trees



Huge Gravel Parking Area



Warm Up on the Covered Front Porch

## OUTDOOR LIVING

- Wrap-around covered porch has built-in bench
- Stone fireplace is perfect for making s'mores
- Side porch leads to back decks and stunning views
- Back deck has covered area and open-air deck
- Built-in gas line for a barbecue grill
- Large screened porch has ceiling fan, room for large dining table or seating area, and built-in speakers



Beautiful Mountain Views



Spacious Deck



Relax on the Screened-In Porch



Private Master Bedroom Deck



## HEALTHY BUILT FEATURES

- Certified Gold v4 NC Healthy Built home
- Solar hot water and geothermal systems in place for future installation
- Radiant heat floors in lower & main levels
- Marvin Ultimate doors and windows
- Central vacuum
- Whole-house energy recovery ventilator
- Icynene insulation
- Hardwood siding
- Back-up generator w/ separate electric panel
- Pond acts as a rain catchment system
- Locally-sourced wood throughout



## PROPERTY INFO

123 Ivey Baptist Road, Weaverville, NC 28787

4 BR/3BA • 4,478 SF

Home with 4.85 Acres

MLS# 3220795

\$699,000

Home with 15.51 Acres

MLS# 3221439

\$950,000



For more information:

**Trip Howell**

Direct: 828-450-4792

Email: [Trip@MyMosaicRealty.com](mailto:Trip@MyMosaicRealty.com)

### DIRECTIONS FROM ASHEVILLE:

Take I-240 to I-26 W/US-19 N/US-23 N.

Take Exit # 15 and turn Right onto NC-197 toward Jupiter/Barnardsville.

Turn Left onto Ivy Hill Rd. Turn Right to stay onto Ivy Hill Rd.

Turn Left onto Ivey Baptist Rd. Pass church and continue on gravel road.

Bear Right at split and follow. Property is at the end of the road.