



 VIRTUAL TOUR

## 2077 BAILEY'S BRANCH ROAD

Picturesque Charmer near Downtown Marshall



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

5 Bedrooms, 1 Bathroom  
1,971 SF • 2.20 Acres + Additional 0.25 Parcel  
MLS #3909130



## INFO

2077 Bailey's Branch Road

Marshall, NC 28753

5 Bedrooms, 1 Bathroom

1,971 SF • 2.20 Acres + Additional 0.25 Parcel

MLS #3909130

## FEATURES

- Charming farmhouse located two minutes from downtown Marshall, and 30 minutes from downtown Asheville
- Nearby activities & amenities, including white water rafting, hiking, breweries, and coffee shops
- Spacious rocking-chair front porch is ideal for sipping your morning coffee while listening to the babbling stream
- Large back deck is perfect for outdoor entertaining, overlooking the side yard and fire pit, with direct access to the kitchen
- Main-level living with a spacious floor plan
- Laundry and two bedrooms on the main level, with three additional bedrooms upstairs
- Wood burning fireplace insert with one-of-a-kind handmade mantel
- Original wood floors throughout the living spaces, with tile floors in the kitchen and bathroom
- Recently updated appliances in kitchen



Outdoor Entertaining Area Directly off Kitchen

- HVAC newly installed in 2021
- Property includes attached outbuilding for additional storage as well as a space for a winter wood stockpile
- Beautiful gambrel roof barn for storage or could be restored with endless possibilities
- Home has 2.20 useable acres with raised garden beds and mature landscaping
- Additional .25 acre parcel with trailer conveys with sale



Light-Filled Living Room



Hand-Crafted Mantel with Wood-Burning Stove Insert



Tall Ceilings and Big Open Rooms on Main Floor



Big, Bright Dining Room



Kitchen with Newly Updated Appliances



Door to Back Patio • Pass-through to Dining Room



Additional Cabinets and Storage in Kitchen



Cheery and Bright Full Bathroom

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Main-Floor Primary Bedroom Overlooks Front Porch



Perfect Room for Nursery or Office



Laundry Room on Main Level



Upstairs Flex Space



Flex Space with All-Original Wood



Largest Upstairs Bedroom



Second Upstairs Bedroom



Cozy Third Upstairs Bedroom

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Large Back Patio and Deck



Built-in Fire Pit off Back Deck



Fully Fenced Raised Beds, Ready for Planting



Side Fenced Yard



Level Yard Adjoins Stream



Peaceful Stream Running below Property



Ample Parking • View of Secondary Property across Creek



2051 Bailey's Branch Will Convey with Sale

**2077 BAILEY'S BRANCH RD**

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Large Front Porch • Perfect for swinging!

Located in the heart of Marshall, this charming farmhouse is minutes away from the French Broad River and only a 30-minute drive to downtown Asheville. When you walk in the front door, you immediately feel a sense of welcoming. The main level features large open rooms, complete with original hardwood flooring complimented with high ceilings and oversized original windows. The fireplace insert in the heart of the home is surrounded by a beautiful wood mantel. The bright dining room opens up into the kitchen, which is complete with new appliances. From the large living spaces on the main floor, to the additional bedrooms and flex space upstairs, there is plenty of room for the whole family to enjoy. Situated beside a stream on more than two acres, there is ample room to plant and play in the flat yard. You are sure to love the large rocking chair front porch, and the back patio and fire pit are perfect for outdoor entertaining.



For more information, please contact:

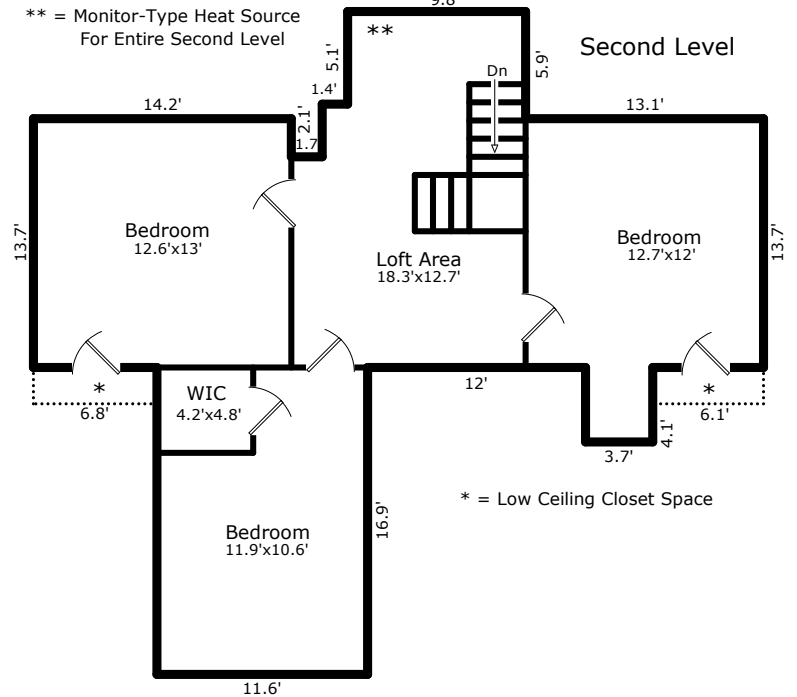
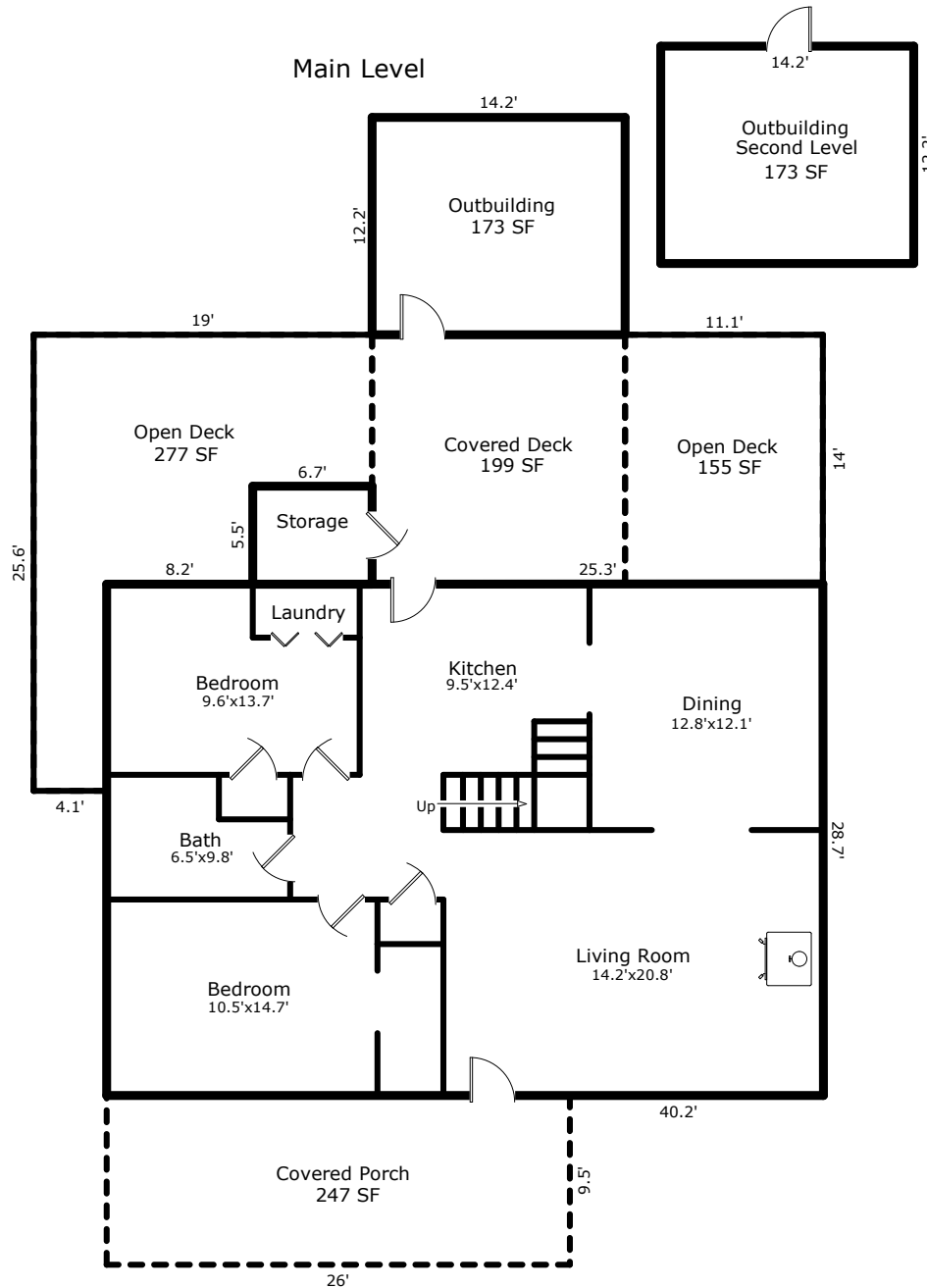
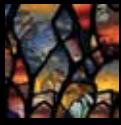
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### DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head north on I-26 19/23 north toward Woodfin/Weaverville, then take exit 19 A toward Marshall. In 5.9 miles, turn left onto Ivy River Road/ US 70. In 1.3 miles, turn right onto Old Marshall Hwy/NC 251. In 0.1 mile, turn left onto S. Main Street/US-70 BUS E. In 2.4 miles, turn left onto Bailey's Branch Road. In 2.1 miles, the destination will be on your left. GPS will take you directly to the home.



Main Level Finished Living Area = 1,154 SF  
 Second Level Finished Living Area = 817 SF  
 TOTAL FINISHED LIVING AREA = 1,971 SF

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