



28 SANDON DRIVE

Fantastic River Rock Beauty in North Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

5 Bedrooms, 4 Bathrooms
3,809 SF • 0.24 Acres
MLS #3895651



INFO

28 Sandon Drive
Asheville, NC 28804
5 Bedrooms, 4 Bathrooms
3,809 Square Feet • 0.24 Acre
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FEATURES

- Beautiful, spacious, and thoughtfully designed, inside and out
- Real river rock front porch columns, chimney, and fireplace
- 30-year architectural shingle roof installed 2013
- Andersen aluminum-clad windows, double hung with internal mullions for easy cleaning
- Three HVAC systems, main level has natural gas furnace and A/C, upper level has heat pump and A/C, lower level has mini-split heat and A/C
- Low-maintenance cement siding
- No gutters to clean — deep roof overhang delivers rain water into river rock drainage channels that send rain water away from home. Lock and leave without worry!
- Two 200-amp electric panels
- Ample off-street parking in front, side, or rear of property
- Matching exposed river pebble aggregate concrete sidewalk, parking pad, and rear patio



Rear Yard Stone Patio with Room for Fire Pit or Chimenea

- Two laundry connections
- Five bedrooms
- Four full bathrooms
- City Water
- City Sewer
- Natural Gas
- Cable TV and high-speed internet service available through Spectrum
- Fiber optic high-speed internet and TV available through AT&T



Front Porch with Beadboard Ceiling and Fans



Front Porch Views with River Rock and Rafter Tails



Living Room with River Rock Gas Fireplace and Built-ins



Main-Level Living Room with Many Golden Ratios



View to the Kitchen and Dining Room



View to Dining Room from Living Room



Bright, Cheery Main-Level Dining Room



Wall of Windows Imparts Great Natural Light



Dining Room Connects to Bar at Kitchen Window



Breakfast Bar with View through Kitchen to Front Window



Centralized Kitchen • Access Living or Dining Rooms



Kitchen View of Dining Room



View from Kitchen Sink



Granite Counters, Stainless Appliances, Schoolhouse Lights



View of Living Room, Front Porch, and Yard Beyond



Main-Level Primary Bedroom Suite



Closet in the Main-Level Primary Suite



Primary Suite Bathroom



Main-Level Guest Bedroom



Main-Level Guest Bathroom



Upper-Level Foyer



Upper-Level Great Room with Vaulted Ceiling and Skylights



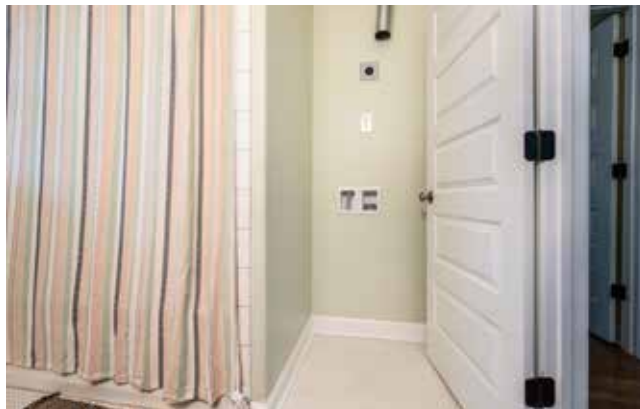
Upper-Level Guest Room • High Ceiling and Tons of Light



Second Upper-Level Guest Room with Sitting Area



Upper-Level Guest Bathroom



Upper-Level Bathroom's Laundry Hooks

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Lower-Level Guest Suite Living Room



View of Sitting Area, Looking toward Sleeping Space



Lower-Level Guest Suite Sleeping Space



Guest Suite View from Sleeping Area



Lower-Level Guest Suite Dining Area



Guest Suite Laundry Room



Lower-Level Guest Suite Covered Patio



Lower-Level Exterior Storage



Rear Yard View from Lower-Level Patio



Exterior View • Rear of Home



Gate to Rear Yard and Exposed Aggregate Parking Pad



Parking Pad at End of Mt. Vernon Circle



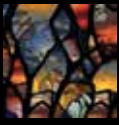
Multiple HVAC Systems



Side View of the Front Porch



Beautiful Surroundings



Welcome Home!

Fantastic 5 BR/4 BA river rock beauty, located just off Merrimon on a tranquil, large, private corner lot, adjacent to the end of Mt. Vernon Circle. Spacious rocking-chair front porch with year-round mountain views. Centralized kitchen is perfect for entertaining guests in both dining and living rooms. Kitchen is a snap to clean with granite counters, maple cabinets, and stainless steel appliances. Dining room has wall of south-facing windows that overlook the sprawling back yard. Main level continues with the primary suite and guest bed and bathrooms. Upstairs, find the breathtaking great room with vaulted ceiling and south-facing skylights, two guest bedrooms, and full bathroom with laundry hookups. Head downstairs to the guest suite with second laundry and private covered patio that overlooks the terraced garden and rear yard. Use neighborhood trails and sidewalks to access UNCA, OLLI, farmers market, grocery and drug stores, restaurants, ABC store, Bird Sanctuary, and Beaver Lake.



For more information, please contact:

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DIRECTIONS

From downtown, travel north on Merrimon Avenue, past Whole Foods, Trader Joe's, Harris Teeter, Home Grown, Luella's BBQ, UNC-A, CVS, Vinnie's, and Asheville Pizza and Brewing. Scoot in to left lane and turn left at light onto Colonial Place. Travel up hill and turn left onto Mt. Vernon Circle. Follow to end of road; property on left. Continue straight, then slightly left, to park in driveway to rear yard, or turn left onto Sandon Drive and park on the front pad.