



 VIRTUAL TOUR

## 3 TAPROOT TRAIL

Renovated Cottage on More Than an Acre • Barnardsville



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 3 Bathrooms  
2,420 SF • 1.18 Acres  
MLS #3878058

## INFO

3 Taproot Trail  
Barnardsville, NC 28709  
3 Bedrooms, 3 Bathrooms  
2,420 SF • 1.18 Acres  
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## FEATURES

- Close to the Coleman Boundary, Douglas Falls, Navitat Zipline, Craggy Gardens, Big Ivy Community Center, and the Big Ivy River
- Two-level 1990 home with a full kitchen on upper level and a partial kitchen on the lower level
- Gleaming Pergo hardwood floors on main level
- Large windows and natural light
- Upstairs are two bedrooms and two baths (including the primary suite)
- Open floor plan between kitchen/dining/living
- Gas fireplace in upstairs living room
- Lower level has one bedroom and one bathroom, partial kitchen, and custom built-ins. Perfect for home office, in-law suite, rental, craft room, or artist studio
- 5G fiber internet with Riverstreet and cable with Spectrum



Mountain Views from the Property

- Covered carport has metal roof
- Fenced pasture, including run-in shelter
- Gardeners will delight in the fenced fruit and vegetable plot, peach and apple trees, asparagus, and strawberry, blackberry, blueberry, and raspberry bushes
- Chicken coop/small shed

## UPDATES

- Freshly painted interior and exterior
- Kitchen upgrades include: newly painted cabinets and newer appliances (fridge, dishwasher, microwave, and range)

## UPDATES (CONTINUED)

- New carpet in upstairs bedrooms
- Primary bathroom: new toilet, fixtures, lighting, and vinyl plank flooring
- Guest bath: new sink, light, fixtures, hardware, medicine cabinet, flooring
- All interior doors have new hardware
- Basement bathroom has a new vanity, sink, hardware, light fixture, and toilet macerator
- Basement bedroom: new exterior sliding door
- New gates for fenced pasture on the Taproot Trail side
- Heatpump (2018) heats and cools upper level
- New roof and gutters in 2019
- Self-flushing water filtration serviced with new salts (2021)
- New outbuilding with metal roof includes animal barn with two lofts and shed with an additional loft
- The owners have added compost and nutrients to bring the vegetable and fruit gardens to their current condition. This includes multiple hoop setups, ready for row covers
- Improved landscape throughout property, with new plantings including trees, shrubs, and a pollinator garden



Covered Rocking Chair Back Porch with North-South Breeze



Wonderful Well Filtration System



Large Windows in Main Living Area



Vented Gas Logs Stave off Chilly Evenings



Dining Area off Kitchen



Eat-in Kitchen with Breakfast Bar



Plenty of Cabinet and Counter Space



Spacious Primary Suite



Primary Ensuite Bathroom



Guest Room with Lots of Natural Light



Full Bath off Guest Room



Daylight Basement with Partial Kitchen



Lower-Level Partial Kitchen



Lower-Level Area Includes Dining Options



Lower-Level Office or Craft or Artist Space



Lower-Level Bedroom with New Sliding Door



Lower-Level Bedroom with Paneling



Built-in Shelving Near Lower-Level Bathroom



Lower-Level Bathroom with Walk-in Shower



Additional Storage in Basement



Views from Back Pasture of Gardens, Barn, and Shed



Flat Front Yard with Privacy and Plenty of Sun



Fenced Vegetable and Fruit Gardens with a View!



Lovely Plantings and Mature Landscape Throughout



Covered Carport with Metal Roof



Multiple Outbuildings Convey



Aerial View of Property

Nestled in the Dillingham Valley, this lovingly renovated cottage near Pisgah Forest is surrounded by mountain views. Whether inside or out, this home evokes relaxation — the creek at the back of the property, the covered porch, the large windows and natural light. Enjoy an open floor plan on both levels. Beautifully finished daylight basement includes a second living area, complete with a private bath and partial kitchen. Landscaped lot includes fruit trees, berry bushes, and fenced vegetable garden. Small, fenced pasture is perfect for livestock. New barn with shed; chicken coop conveys! Whether full-time residence, mountain getaway, or successful rental, you'll enjoy proximity to Pisgah National Forest and the Blue Ridge Parkway, Douglas Falls, Craggy Gardens, Navitat Zipline, and the Big Ivy River. 35 mins from Asheville; 15 from Weaverville.



For more information, please contact:

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### DIRECTIONS

FROM ASHEVILLE: Take I-26 W/US-19 N/US-23 N toward Weaverville. Exit 15 NC-197 toward Barnardsville. Right at end of ramp onto Barnardsville Hwy/NC-197. After 6 miles, turn right onto Dillingham Road. After 3.9 miles, turn left onto Town Branch Road. After 1/3 mile, turn right onto Taproot Trail. Home is first driveway on your right.