



 VIRTUAL TOUR

## 90 WEST HOLLY RIDGE

Immaculate Home Minutes to Historic Downtown Old Fort



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathroom  
1,812 SF + Garage • 0.78 Acre  
MLS #3750376

## INFO

90 West Holly Ridge, Old Fort, NC 28762  
3 Bedrooms, 2 Bathroom  
1,812 Square Feet + Garage • 0.78 Acre  
MLS #3750376

## FEATURES

- Less than two miles to Catawba Falls
- Across the street from Lindley Recreational Park featuring basketball and tennis courts, playground, walking paths, swimming hole, and river fishing/wading
- Old Fort Recreational Pool at the base of the Holly Ridge neighborhood just steps away
- Minutes to booming historic downtown Old Fort, that now includes Hillman Brewery, restaurants, Kitsbow Cycling, and more
- Less than 15 minutes to downtown Black Mountain, less than 30 minutes to downtown Asheville
- Perfect home to entertain family and friends or relax surrounded by trees
- Screened in front porch, ideal for sipping coffee
- Winter mountain views
- Modern open floor plan
- Kitchen features wooden backsplash, newer appliances, sliding barn pantry door, island to convey
- Both bathrooms updated; include shower/tub combos
- Ideal floor plan with bedrooms on main level and spacious open basement for work and/or play
- One car garage plus abundant storage and work space — garage refrigerator and shelving to stay



Inviting, Screened-in Deck

- Private back yard includes firepit area, storage shed, small swimming pool, sandbox, and fully fenced area for pets
- Numerous updates since 2015 include:
  - › Roof and radon mitigation system (2015)
  - › Septic pumped, internal improvements, manhole covers (2015)
  - › Interior and exterior paint (2016)
  - › Front steps, bathroom vanities and floors (2017)
  - › Heat pump + air handler, cold air return in basement, new vent installed in garage, garbage disposal (2018)
  - › Stove, Washer/Dryer, Back deck (2018)
  - › Generator switch, Simply Safe alarm system (2019)
  - › Bedroom ceiling fans - 2020
  - › Hot water heater, refrigerator, dishwasher (2021)
  - › Duke upgraded power lines to W Holly Ridge (2021)



Inviting Space to Relax or Entertain



Electric Fireplace and Shiplap Accent Wall



Neutral Paint Colors in All Living Spaces



Numerous Updates Since 2015



Open Floor Plan



Move-in Ready



Newer Appliances - Kitchen Island to Convey



Pantry Features Sliding Barn Door

**90 WEST HOLLY RIDGE**

Minutes to Historic Downtown Old Fort

Old Fort, NC 28762



Primary Suite Looks out into Private Back Yard



Ensuite Bathroom with Shower/Tub Combo



Updated Ceiling Fans in All Bedrooms



Bedroom Carpets Are in Great Shape



Spa-Like Bathrooms



Washer and Dryer to Convey



Plenty of Natural Light in Basement



Spacious Basement Space for Work or Play

**90 WEST HOLLY RIDGE**

Minutes to Historic Downtown Old Fort

Old Fort, NC 28762



Freshly Painted Back Deck with Awning for Shade



Bring the S'mores!



Sandbox, Shed, and Pool to Convey



Fully Fenced Area for Pets



Extra Space to Play Outside



Private Home Surrounded by Trees



Abundant Parking Space



Garage Offers Tons of Storage and Work Space

**90 WEST HOLLY RIDGE**

Minutes to Historic Downtown Old Fort

Old Fort, NC 28762



Minutes to Downtown Old Fort

## 90 WEST HOLLY RIDGE

Immaculate home just minutes to historic — and growing! — downtown Old Fort. Less than two miles from Catawba Falls, and steps away from Lindley Recreational Park and the Old Fort Recreational Pool. This move-in-ready, 0.78-acre property feels private, surrounded by the trees. Home welcomes you with its inviting, screened-in deck, open floor plan, and updated kitchen and bathrooms. Come relax in the spacious backyard oasis or host your friends around the firepit. Numerous updates since 2015 include new roof, HVAC, water heater, and appliances. Basement features the perfect space to work and/or play, along with a one-car garage and workshop/storage space. Less than 15 minutes to downtown Black Mountain, less than 30 minutes to downtown Asheville.



For more information, please contact:

**MEGAN SHOOK**

828.450.6797

MEGAN@MYMOSAICREALTY.COM

## DIRECTIONS

From downtown Asheville, take I-40 E to exit 73 to Old Fort. Turn sharp right on Catawba River Rd. Turn right on West Holly Ridge Drive. Home will be on your right.