



MOSAIC
COMMUNITY LIFESTYLE
REALTY

MARSHALL



48 BACK RIVER TRAIL | MARSHALL, NC 28753

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EXEMPLARY HOME IN IDYLIC BEAR RIVER LODGE

Some homes have a soundtrack. At Riversong, it's the constant, unhurried music of Big Laurel Creek — audible from the moment you arrive, visible through floor-to-ceiling windows, and present in every quiet morning on the deck. This is a place that slows you down in the best possible way.

Tucked at the end of a private road within the Bear River Lodge community — bordered by Pisgah National Forest and moments from the Appalachian Trail — the setting alone is extraordinary. Miles of private trout stream wind through the community, and the creek runs just steps from your door. Whether you're casting a line at dawn or simply listening from the covered porch, nature is never more than a breath away.

Inside, the 2014-built home delivers the warmth and craft the setting demands. Soaring vaulted ceilings and a stacked stone fireplace anchor the main living space, while dramatic windows frame the creek and surrounding mountains like a painting that changes with every season. The kitchen is built for gathering — an island with breakfast bar, granite counters, abundant cabinetry, and a gas range — flowing naturally into the dining area and out to an expansive deck where the river view takes center stage.

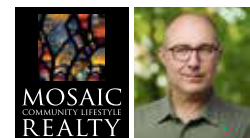
The main level hosts two bedrooms including the primary suite with walk-in closet, two full baths, and an entrance foyer with the kind of unhurried flow that makes a home feel larger than its footprint. Upstairs, a generous loft opens up a world of possibilities — a bunk room, studio, office, or reading perch above the treetops.

The lower level is a chapter unto itself. A rustic, beautifully finished suite with a live edge bar, vintage tin ceilings, family room, bonus room with closet, full bath, laundry, and kitchenette — all opening to a large walkout deck with its own river views. How you use it is entirely up to you.

Bear River Lodge offers residents access to a stunning Adirondack-style clubhouse, and short-term rentals are permitted — making Riversong as compelling an investment as it is a retreat. Fiber optic internet, underground utilities, and a two-car garage round out a property that genuinely has it all.

Come hear what Riversong is named for.

3 BEDS | 3 BATHS | 2,928 SF | 1.21 ACRES | MLS #4362333



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PROPERTY BASICS

- 3 bed/3 bath, 2,928 SF total primary HLA
- Above grade: 1,660 SF | Below: 1,268 SF
- Built 2014, site-built, 1.5 story with basement
- 1.21 acres | 2-car garage (377 SF)

SETTING & LOCATION

- Creekfront on Big Laurel Creek
- Mountain and water views
- End-of-road privacy
- Nestled within Pisgah National Forest near the Appalachian Trail
- Bear River Lodge community—miles of private trout stream
- Adirondack-style clubhouse available to residents
- Short-term rentals permitted

MAIN LEVEL

- Open plan with soaring/vaulted ceilings
- Floor-to-ceiling windows overlook creek
- Stacked stone fireplace in living room
- Kitchen with island, breakfast bar, abundant cabinetry, granite counters
- Dining area with deck access
- Covered porch off living room/kitchen
- Primary bedroom with walk-in closet
- Second bedroom on main
- Two full baths on main
- Entrance foyer

DIRECTIONS

THESE NEED UPDATING: Take I-26 W/US-19 N/US-23 N/US-70 W and US-25 N to NC-208 N in Madison County (approx. 31.2 miles). Follow NC-208 N and Bear River Lodge Trail to Deer Leap, then continue onto NC-208 N. Turn right onto Bear River Lodge Trail, then turn left onto Deer Leap. Destination will be on the left.

UPPER LEVEL

- Loft (391 SF)—flex space, third bedroom

LOWER-LEVEL SUITE

- Walk-out access, interior entry
- Family room + rec room
- Live edge bar with vintage tin ceilings
- Laundry/kitchenette area (could add full kitchen)
- Bonus room with closet
- Full bath
- Large deck with river views

OUTDOOR SPACES

- Expansive upper deck with stream views
- Covered porch (main level)
- Large lower deck
- Fire pit
- Concrete driveway

UTILITIES & SYSTEMS

- Electric heat pump/central air
- Propane (gas range)
- Well and septic (pump system, twice-yearly maintenance)
- Fiber optic internet
- Underground power lines

HOA

- BRL HOA fees: \$250/quarter; mandatory
- Subject to CCRs



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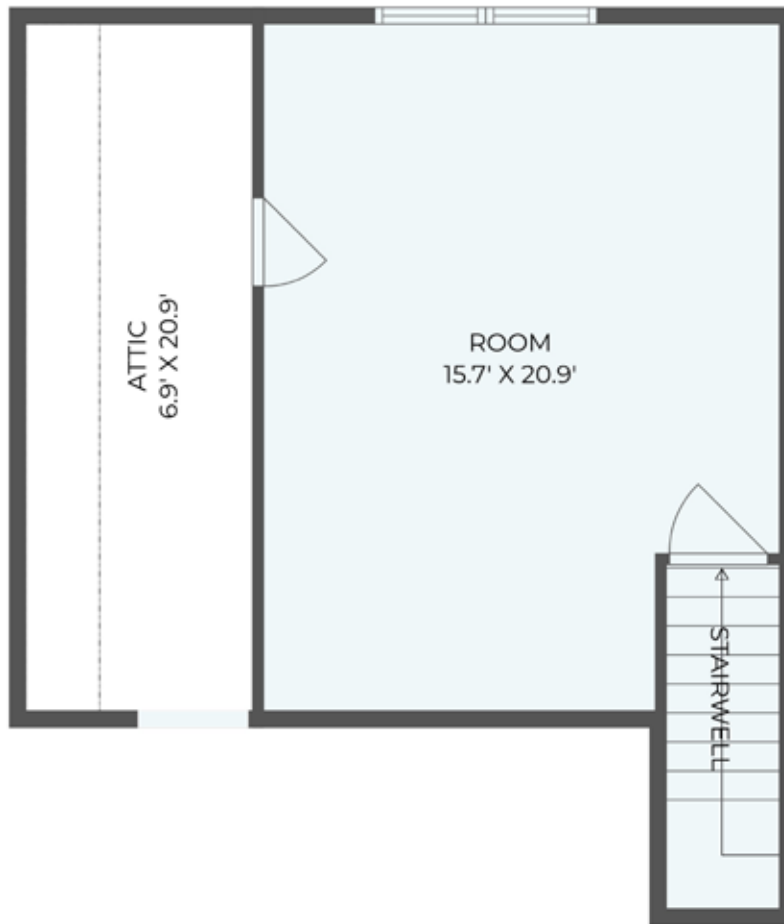
MAIN LEVEL



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UPPER LEVEL/LOFT



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LOWER LEVEL

