



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BALLANTREE



113 BALLANTREE DRIVE | ASHEVILLE, NC 28803

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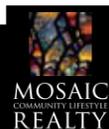
BALLANTREE



A PERFECT BLEND OF SPACE, COMFORT, AND VERSATILE LIVING

... for a modern lifestyle. Welcome to this expansive, two-and-a-half-story home, located in South Asheville's desirable Ballantree subdivision. Nestled at the top of the community on a peaceful cul-de-sac, this home is tucked away on a wooded, three-quarter-acre lot. The main floor provides a perfect flow for entertaining, with a two-story foyer flanked by a formal dining room and living room, leading into a well-appointed, eat-in kitchen that opens to a large family room with a Danish-designed HWAM wood stove. With six bedrooms in total, including a private primary suite with its own deck and a convenient guest bedroom on the main level, this home is designed for flexible living. The versatile bonus room on the third floor offers an ideal space for a media room, home gym, or office, providing the perfect blend of tranquility and functionality. A standout feature is the separate, fully equipped basement apartment with its own entrance and deck, ideal for guests, extended family, or rental income. Minutes to grocery and shopping and just 15 minutes to downtown Asheville.

6 BEDS | 4.5 BATHS | 4,430 SF | 0.75 ACRE | MLS #4300840



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Welcome to this warm and inviting South Asheville home, perfectly located on a peaceful cul-de-sac in the desirable Ballantree community. Tucked away on a wooded, 0.75-acre lot, this home feels like a private retreat with in-town convenience. Filled with incredible natural light and offering a finished basement apartment and over 1,200 SF of multi-level deck space, this expansive two-and-a-half-story home is perfect for modern living, offering both formal elegance and comfortable, open spaces.

FEATURES

MAIN FLOOR

- Enjoy a wonderful blend of formal and casual living spaces. As you step inside, a two-story foyer welcomes you, flanked by formal dining and living rooms. This space flows seamlessly into a well-appointed, eat-in kitchen with a four-burner Dacor gas stove, ample counter space, and a breakfast bar. Ready for entertaining, the kitchen opens to the family room with a Danish-designed HWAM wood stove, great for curling up on a cool night. A convenient guest bedroom is also on this level.

BEDROOMS AND UPPER FLOORS

- The second floor offers a private primary suite with a tray ceiling, an ensuite bathroom (complete with a jetted tub, stall shower, and walk-in closet), and its own private deck. This floor also includes three additional bedrooms and two full bathrooms. The third floor provides a sixth bedroom and a versatile bonus room, ideal for a media room, home gym, playroom, or office.

SEPARATE APARTMENT

- The finished basement is an added bonus, offering a fantastic apartment with a spacious kitchen, an open, studio-like space with bedroom area opening to dining and living space with a room for an office or additional storage. With its own separate entrance and a private deck, it's perfect for guests, extended family, or even a rental opportunity.

OUTDOOR LIVING

- Enjoy a treehouse-like feel with three levels of decks. The main-level deck features both a covered and an open section for year-round enjoyment, while the lower-level deck provides a private space for seating, storage, and access to a firepit area.
- The property includes a large two-car garage with ample parking space. A perennial garden and beautiful hydrangeas welcome you to the front entrance.

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head east on I-240 to exit 7 and turn left onto US-70 E/Tunnel Road to Riceville Road. Turn left onto Riceville Road and left onto Bull Creek Road. In 1.2 miles, turn left onto Bohemian Lane. Home is at the end of Bohemian Lane.



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MAIN LEVEL



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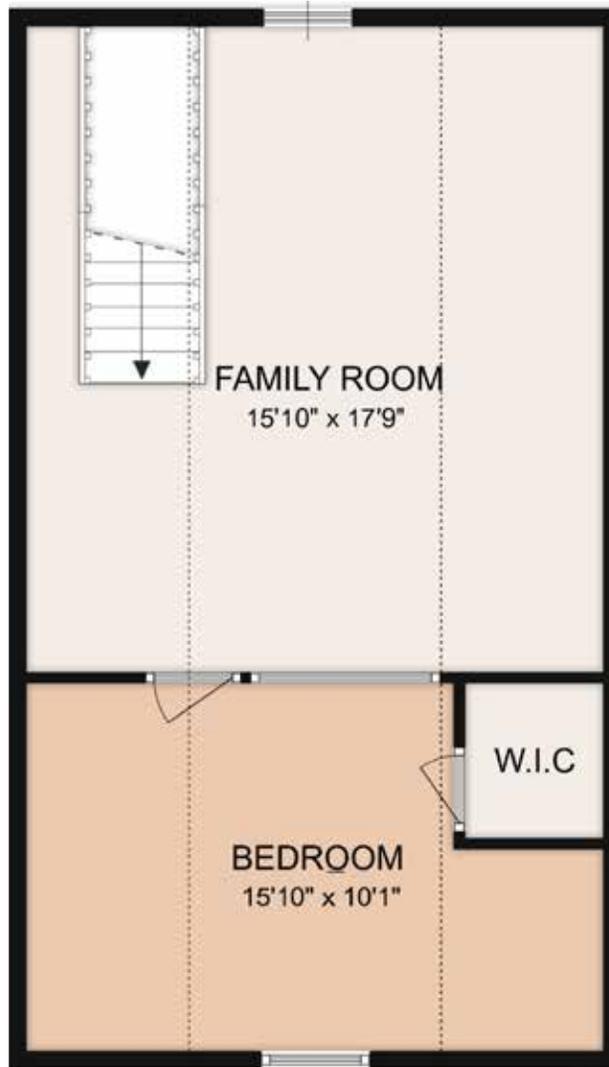
SECOND LEVEL



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THIRD LEVEL



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LOWER LEVEL

