



MOSAIC
COMMUNITY LIFESTYLE
REALTY

SOUTH ASHEVILLE



17 BRADDOCK WAY | ASHEVILLE, NC 28803

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CHARMING 1970 RANCH HOME IN HIGHLY DESIRABLE BALLANTREE

This spacious, comfortable home, though in need of some updates, boasts a brand-new roof and three-year-old solar panels, ensuring energy efficiency and modern reliability. Features include a sunroom, a dedicated home office, three oversized bedrooms and four full bathrooms. The primary suite was added in 1985 and offers a sanctuary with a private balcony. Additional bonus area in the basement has a full bathroom. Situated on a level lot, this property offers easy maintenance and outdoor enjoyment. The Ballantree neighborhood provides a peaceful setting with a community park, while being conveniently close to Biltmore Village, Biltmore Park amenities, shopping, dining, and I-40. Don't miss the opportunity to make this house your own and enjoy all that South Asheville has to offer.

3 BEDS | 4 BATHS | 2,996 SF | 0.46 ACRE | MLS #4156637



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FEATURES

- Brand-new roof, installed June 2024
- The 28 solar panels installed three years ago generate 10,365 kWh per year. Monthly electricity bill = \$16.29 per month
- Three large bedrooms are spacious and comfortable, offering plenty of room for family and guests
- Primary bedroom (added in 1985): Features a walk-in closet, a large ensuite bathroom, and a private balcony overlooking the side yard
- Four vintage bathrooms: Ample facilities = convenience for everyone
- Sun room: A bright and airy space, perfect for relaxation and enjoying the view
- Formal dining room: Ideal for hosting dinner parties and family gatherings
- Living room: Additional space for entertainment or relaxation
- Den: A cozy area with a fireplace and built in cabinets
- Office: Perfect for remote work or study
- Bonus room in basement: Extra space that can be used for various purposes, such as a playroom or home gym, or guest suite
- Oversized garage: Plenty of room for vehicles and storage

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: From I-40, take exit 41 to US-25A/Sweeten Creek Road. Follow Sweeten Creek Road for 2.8 miles. Turn right onto Ballantree Drive. Take first right on Braddock Way. House will be on the right.



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BALLANTREE COMMUNITY AMENITIES

