



378 DOBSON VIEW DRIVE

Lake James Lakefront Retreat on an Acre Plus | Nebo



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 3 Bathrooms
2,007 SF • 1.07 Acres

378 DOBSON VIEW DRIVE NEBO, NC 28761

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FEATURES

- Lake James lakefront retreat on more than one acre with fabulous outside spaces, including a covered wraparound deck, a fire pit, and a boat shed
- Wooded and private 1.07-acre lot surrounded by mature trees and rhododendrons; canoe storage and water access to all that Lake James offers with its 6,800-plus-acre lake and 150 miles of shoreline
- Located 15 minutes from quaint downtown Marion and its everyday amenities, including groceries, restaurants, and shops
- Approximately 50 minutes from downtown Asheville; less than 40 minutes to charming Black Mountain; less than two hours from Charlotte
- Fantastic covered wraparound deck looks out to the water
- All-electric home was built in 2023; includes a heat pump, LP Smart Side siding, a copper awning, and a metal roof
- Wood features inside include hickory floors, clear pine trim, and solid pine doors
- Two-bedroom home with three full baths; black-and-white tiled entry has a wooden bench for removing muddy shoes after lakeside fun
- Kitchen features tile countertops, stainless steel appliances, open oak-and-steel-pipe shelving, and an eat-in breakfast bar
- Living room includes a wood-burning Jotul stove and a built-in window seat overlooking the woods
- Home is on two-bedroom septic and private well; water filtration system
- Boat shed includes closet spaces and covered parking, wooden canoe dock and storage
- Neighborhood roads and driveway have been recently paved; gated community with low \$500/year HOA dues





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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM





Escape to this private Lake James waterfront retreat on a wooded 1.07-acre lot surrounded by mature trees and rhododendrons. Enjoy direct access to the 6,800-acre lake and its 150 miles of shoreline, along with fabulous outdoor spaces—including a covered wraparound deck, a fire pit, a canoe dock, and a boat shed. The property is located in a gated neighborhood with low HOA dues just 15 minutes from downtown Marion's restaurants, shops, and everyday conveniences. Approximately 40 minutes from Black Mountain, 50 minutes from Asheville, and less than two hours from Charlotte. Built in 2023, this all-electric home features multiple living spaces, hickory floors, clear pine trim and solid pine doors, a wood-burning Jotul stove, and abundant natural light. The kitchen offers tile countertops, stainless steel appliances, open shelving, and a breakfast bar. A private well with a filtration system, a metal roof, LP SmartSide siding, and a copper awning complete this exceptional mountain lake getaway. Come visit this unique construction to see the charm in person!



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-40 E to exit 81. Turn left on Sugar Hill Rd, continue on W Henderson St. Right on Railroad St. Left on S Main St. Right on US-70 E/E Court St. Left on Memorial Park Rd. Continue onto Old Hwy 10 E. Left onto Wildlife Rd. Left onto Lake View Hills Dr. Left onto Dobson View Dr. Home will be on your right.



2ND FLOOR



1ST FLOOR