



 Matterport™

55 LAUREL RIDGE

Turnkey Property with Serenity, Scenery, and Investment Potential



MOSAIC
COMMUNITY LIFESTYLE REALTY

Main Level: 1 BR/1 BA • 1,144 SF
Lower-Level Apt: 1 BR/1 BA • 1,144 SF
Cottage: 1 BR/1 BA • 688 SF
4.24 Acres • MLS #4353005



55 LAUREL RIDGE MARSHALL, NC 28753

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RIVERDANCE FEATURES

Exterior

- Paved driveway
- Low maintenance yard
- Fully landscaped with split rail fencing
- Large fire pit
- Unparalleled long range Mountain View
- Sounds of the river below
- Shared driveway for both structures but separate entrance for cottage

Interior

- Stainless steel Samsung gas range
- Samsung over-range microwave
- Whirlpool stainless steel dishwasher
- Kraus stainless steel, deep-well kitchen sink
- Stainless steel GE French door refrigerator
- Custom-made butcher block countertops and bar
- Tiled, gas log fireplace
- GE stackable washer/dryer on main level
- Soaking tub and tiled surround
- Open-concept tile shower
- Tile floors
- Main-level primary bedroom has a spacious ensuite office and separate porch access
- Spacious wraparound deck; partially covered
- Whole-house electric furnace with on-demand gas water heater and whole-house dehumidifier



Riverview (Downstairs Apartment)

- Spacious utility room with washer/dryer
- Custom butcher block counters; soft-close cabinets
- Frigidaire refrigerator; Hotpoint electric stove
- Stainless steel, deep-well Kraus® kitchen sink
- Deep window sills throughout
- High baseboard trim
- Basement foundation constructed with Monokast wall sections
- Additional utility closet off downstairs living room
- Large, tiled shower
- Large downstairs suite with views of mountains
- High-grade laminate flooring on both levels
- Lower-level deck includes a classic porch swing with an amazing view
- Has its own interior and exterior entrances

53 Laurel (Skyview)

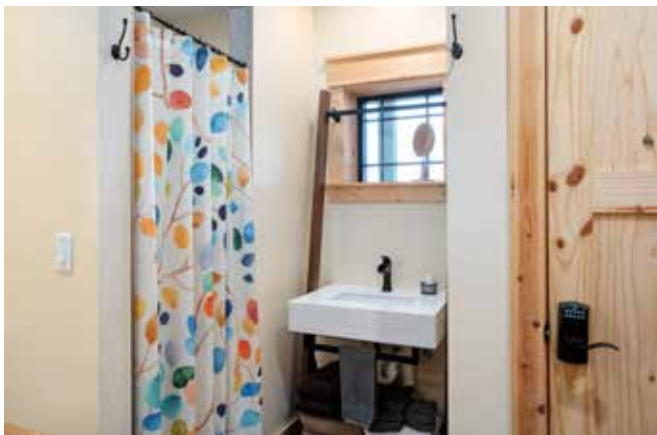
- Whirlpool refrigerator; Hotpoint electric stove
- Kraus stainless steel, deep-well kitchen sink
- Soft-close cabinets; butcher block countertops
- Custom embellishments on cabinetry
- Ductless mini-split system for heating, cooling
- Full-size futon in living room
- Gas log standalone unit
- Vinyl tile floor in bathroom; custom sink
- Fully tiled shower with on-demand water heater
- Spacious bedroom with French doors
- Deep-silled, high-quality Pella® windows
- Recessed LED lighting
- Spacious deck with amazing view overlooking mountains; complete with outside furniture



55 LAUREL RIDGE

Riverdance (Main Home)

Marshall, NC 28753



55 LAUREL RIDGE

Riverview (Apartment)

Marshall, NC 28753



53 LAUREL RIDGE

Skyview Cottage

Marshall, NC 28753

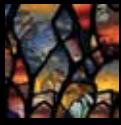


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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM



55 LAUREL RIDGE
Riverdance/Riverview Outdoor Living
Marshall, NC 28753

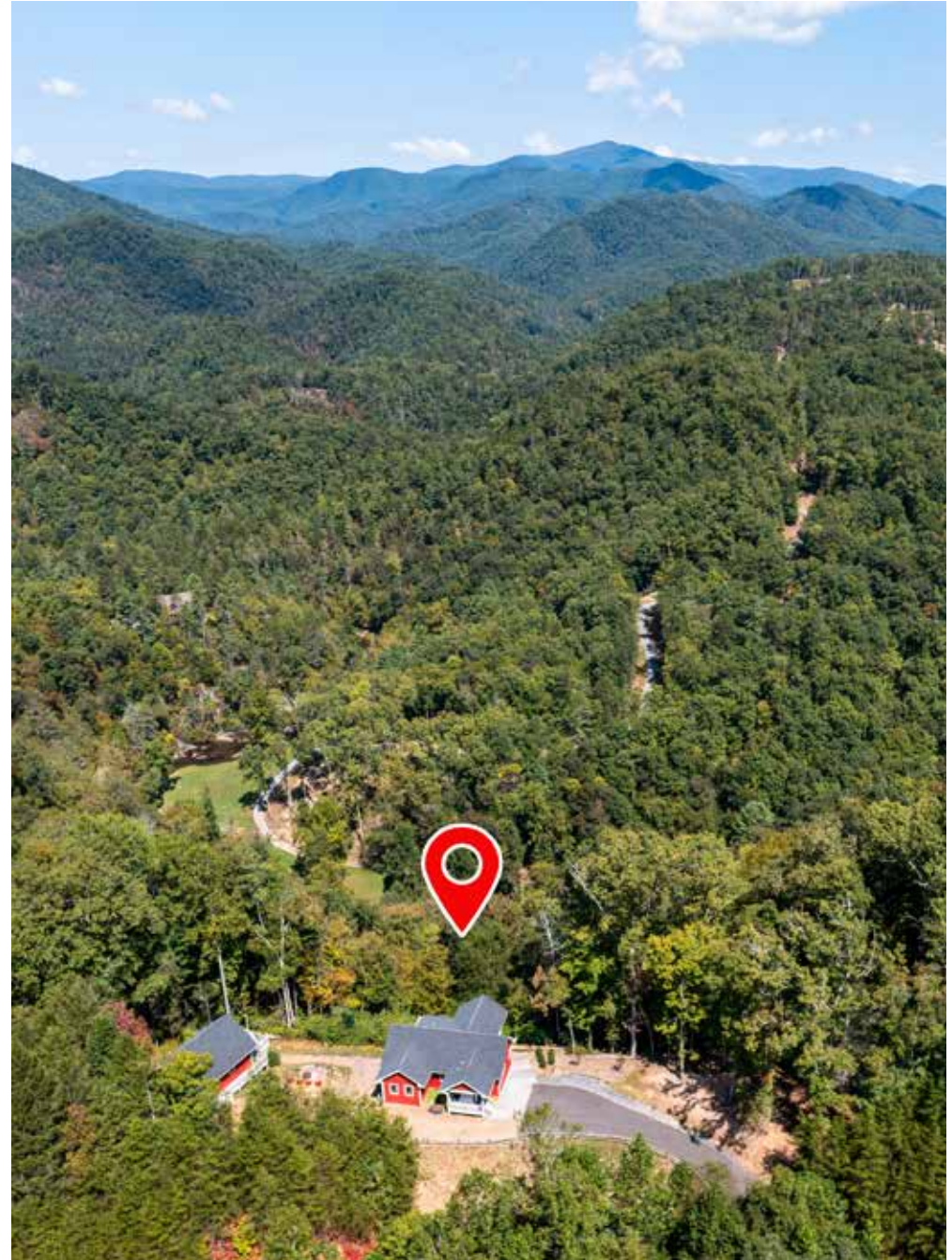


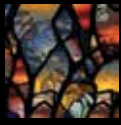
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THE CLUBHOUSE AT BEAR RIVER LODGE





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Experience Riverdance at Bear River Lodge— a rare mountain retreat offering spectacular long-range, year-round views and exceptional flexibility for living or income. The main home (55 Laurel Ridge) features a 1 BD/1 BA primary suite on the main level, plus a fully equipped lower-level 1 BR apartment with its own entrance and deck. The adjacent cottage (53 Laurel Ridge) is an open-concept, 1 BD/1 BA tiny home with vaulted ceilings, modern finishes, and a private porch overlooking the mountains. Perfect for multifamily living, a short-term rental compound, or a home with guest quarters or studio space. Enjoy panoramic vistas, private community access to Big Laurel Creek—a premier trout-fishing stream, and nearby lodge and river amenities. Just minutes from Hot Springs and the French Broad River, this turnkey property offers a rare blend of serenity, scenery, and investment potential in the heart of the Blue Ridge Mountains.



For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-26 W/US-19/23 N/US-70 W toward Weaverville. Continue for about 17 miles. Take exit 3/NC-208 toward Hot Springs. Turn right onto NC-208 N and go 2.5 miles. Turn right onto Big Laurel Road (NC-1310) and continue for about 3 miles. Turn right onto Bear River Lodge Trail, then left onto Laurel Ridge Road. Follow to #55 Laurel Ridge — the main home known as Riverdance.



MAIN LEVEL
Riverdance



LOWER LEVEL
Riverview



COTTAGE
Skyview