



54 MALCOLM COURT

Move-in-Ready Townhome in Hamrick Farms



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,375 SF • 0.04 Acre
MLS #4267701



54 MALCOLM COURT CANDLER, NC 28715

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FEATURES

- **Move-in-ready townhome** in Hamrick Farms
- **Like-new end unit** with beautiful wooded views in the summer and mountain views in the winter
- **Wonderful location**, minutes from downtown Asheville's restaurants, galleries, and shopping
- **Completed in 2024** and used as a vacation home
- **Low-maintenance living**: HOA covers exterior maintenance, landscaping, and road care
- **Welcoming covered entrance** has room for seating
- **Light-filled, flowing floorplan**: Living room flows to kitchen and dining
- Perfect for movie nights or quiet afternoons, the **large living room** offers ample space for lounging
- **Well appointed eat-in kitchen** features granite counters, energy efficient stainless steel appliances, ample counterspace, a pantry closet, and room for large table
- Convenient **main-level laundry** with conveying washer and dryer
- **Custom "Zebra" blinds** and recessed LED lighting throughout
- Stairs lead to **carpeted second floor**
- **Serene primary suite** has large windows with peaceful wooded views, double closets, a spacious ensuite bathroom, and room-darkening "Zebra" blinds
- **Primary bathroom** features a double-sink vanity with storage and tub/shower
- **Second bedroom** has northeast-facing windows and a large step-in closet
- **Third bedroom** is ideal for an office or guest space
- Tub/shower, vanity, faux tile vinyl floors in **second bathroom**



- Sliding doors in kitchen opens to **private back patio**
- **Potential for fencing** in the back area while retaining the view
- **Wooded berm and greenspace** provide privacy
- **Smart home** features allows you control all remotely
- **One-car garage** is ready to be customized and offers room for storage
- **Extra-large driveway** can accommodate parking for four cars
- **Pet friendly neighborhood**
- **Easy, five-minute drive to the heart of West Asheville** breweries and shops
- Outdoor enthusiasts will love the **close proximity to hiking and biking** on the Blue Ridge Parkway, Bent Creek and the NC Arboretum
- **One mile from the proposed Costco store** at Enka Commerce Park

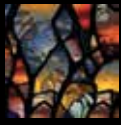


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WWW.MYMOSAICREALTY.COM



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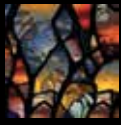


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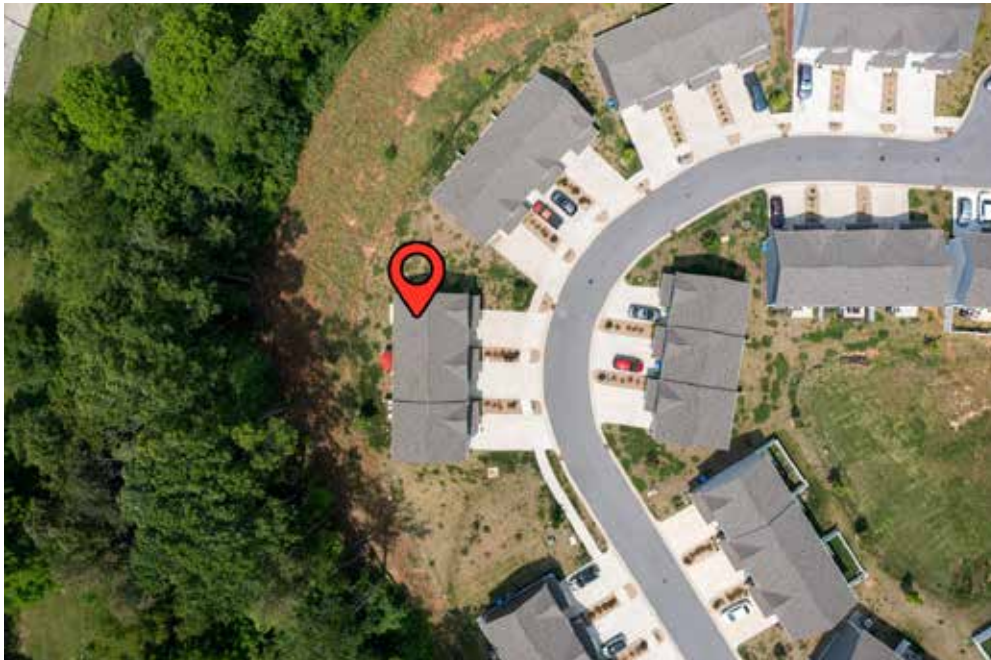


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Like-new end-unit townhome in Hamrick Farms, completed in 2024 and lightly used as a vacation retreat. This low-maintenance, move-in-ready residence offers a flowing, open floor plan, wooded views during the summer, and mountain views in the winter. Well-appointed kitchen features granite counters, energy-efficient stainless steel appliances, generous countertop space, a pantry, and room for a dining table. Serene primary bedroom has large windows with peaceful wooded views, double closets, and a spacious ensuite bath. Smart home features provide remote-controlled convenience while the HOA covers exterior upkeep, landscaping, and road maintenance. No parking worries—the extra-large driveway can hold four cars. Enjoy quick access to downtown's restaurants, galleries, and shopping; also, you're only a five-minute drive from the vibrant heart of West Asheville. Plenty of nearby hiking and biking, too, with the Blue Ridge Parkway, Bent Creek, and the NC Arboretum in close proximity.

YouTube **VIRTUAL TOUR**



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Follow I-40W to Exit 44 (Enka/Candler). At the light, turn right onto US-19/23 S toward Enka/Candler. Follow for one mile and turn right onto Brookside Circle, then a slight right onto Lower Edgewood Road. Left onto Hamrick Drive. Take the first left into the Towns at Hamrick Farms community onto Malcolm Court. Home is on your right.