



## 42 MORNING MIST ROAD

Charming Home in the Cottages of Livingston Farms



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

**3 Bedrooms, 2 Bathrooms**  
1,622 SF • 0.19-Acre Lot  
MLS #4292025

## 42 MORNING MIST ROAD FLETCHER, NC 28732

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**Livingston Farms** is a welcoming and neighborly community. The HOA supports the **neighborhood amenities**, such as the walking trails, shared greenspaces with gazebos and grills, and playgrounds. This home resides in The Cottages of Livingston Farms, which means the HOA additionally covers lawn maintenance.

### FEATURES

Charming residence features a 3BR/2BA **main-level living** home with a smart **split-bedroom floor plan**

**Spacious living area** achieved with a **vaulted ceiling**, neutral paint tones and a **gas fireplace**

**Kitchen** features a **newer refrigerator and dishwasher** with a **portable kitchen island**, perfect for extra cooking space wherever you need it

The **large primary suite** is a peaceful retreat with a **vaulted ceiling**, **walk-in closet** and a bathroom featuring a **double vanity**, a **standing shower** and a **soaking tub**

Enjoy the privacy of your own backyard via the **sunroom** off your kitchen; full-light door leads to the **large outdoor patio and fenced yard**

**Convenient access to both Asheville and Hendersonville** and located near **shopping, dining, and top-rated schools**

**Numerous upgrades** include new **water heater** (2025), **refrigerator** (2024), **dishwasher** (2024), **insulated garage door** (2020), **garage wall heater** (2020), new **wood fence** in backyard (2020), new HVAC thermostat (2025)





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Welcome to this charmer in the Cottages of Livingston Farms, offering convenient main-level living with a smart split-bedroom floorplan. Step into a spacious living area highlighted by a vaulted ceiling and a gas fireplace. The kitchen is well-equipped with a 2024 refrigerator and dishwasher, along with a portable island for extra prep space. Retreat to a large primary suite, complete with a vaulted ceiling, a walk-in closet, and a spa-like bath featuring a soaking tub, double vanity, and separate shower. Off the kitchen, a sunroom leads to a generous patio and fully fenced backyard, ideal for relaxing or hosting. You'll love being part of this welcoming community, which offers walking trails, playgrounds, gazebos, and grill areas—all maintained by the HOA. With easy access to both Asheville and Hendersonville and close proximity to dining and shopping, this home perfectly blends ease and comfort. Upgrades include a 2025 water heater and HVAC thermostat, plus a 2020 wood privacy fence.



For more information, please contact:

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#### DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: GPS works great. Take US-25 S to Mills Gap; turn left on Burney Mountain and left again on Hooper's Creek. Take an immediate right onto Souther; then left on Jackson. Turn right into Livingston Farms, then right on Dove Hollow, left on Cottage Ridge, and left on Morning Mist. House is on the right.



FLOOR PLAN