



**MOSAIC**  
COMMUNITY LIFESTYLE  
**REALTY**

**FAIRVIEW**



**132 PEACEFUL VIEW DRIVE | FAIRVIEW, NC 28730**

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FAIRVIEW



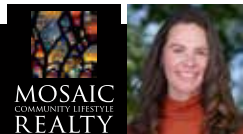
## URBAN FARMSTEAD IN FAIRVIEW

Built in 2019, this thoughtfully designed home offers a blend of modern construction, flexible living space, and urban farmstead living, all set in a private setting convenient to US-74. The main level features a bright, open-concept layout. The kitchen is both functional and stylish, with granite countertops, Stone Blue Shaker cabinetry, a full-height subway tile backsplash, floating wood shelving, and a stainless steel appliance package. The primary bedroom with an ensuite bathroom and additional guest bedroom and bathroom provide comfortable main-level living, along with a conveniently located, stackable washer and dryer.

The lower level features secondary living quarters, adding an additional bedroom, full bathroom, and mudroom with its own private access. This versatile space is ideal for guests, a home office, studio, or potential rental opportunity, offering flexibility to suit a variety of needs.

Outdoor living is a standout, with an expansive upper-level deck and covered gazebo creating a perfect space for entertaining or relaxing year-round. Below, a waterproofed patio connects to the lower level, while custom stone retaining walls, terraced landscaping, and stone stairways add both beauty and function to the property. A fire pit area, raised garden beds ready for planting, and an established chicken coop—with chickens that can convey—make it easy to enjoy a farm-to-table lifestyle right at home.

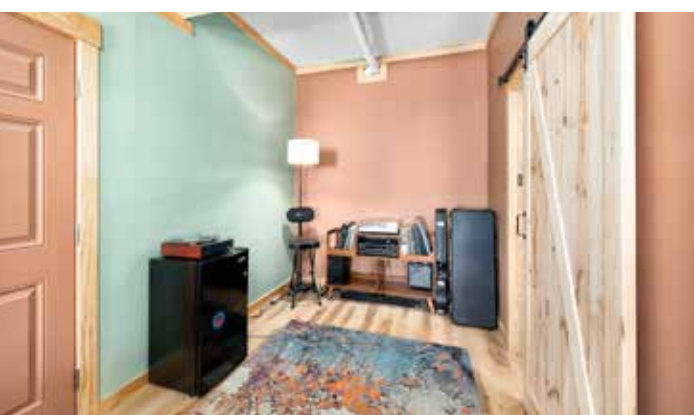
**MAIN HOME: 2 BEDS | 2 BATHS | 843 SF | 1 ACRE**  
**ADDITIONAL LIVING QUARTERS: 1 BED | 1 BATH | 355 SF**  
**GARAGE/WORKSHOP: 455 SF | MLS #4352526**



**ELIZABETH PUTNAM**  
828-301-6374  
ELIZABETH@MYMOSAICREALTY.COM

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## FEATURES

- Construction in 2019
- 843 SF upper/main level with 2 bedrooms and 2 full bathrooms
- Open kitchen, living, and dining area with abundant natural light
- Stackable washer and dryer conveniently located on the (upper) main level
- Stylish kitchen with granite countertops, stainless steel appliances, tile backsplash, and floating wood shelving
- Durable wood-style flooring throughout main living areas
- Primary bedroom with ensuite bathroom
- Additional guest bedroom and guest bathroom
- Solid, well-built decking overlooks property
- Durable Hardie Board siding

## ADDITIONAL LIVING SPACE

- 355 SF detached second living quarters
- Separate secondary living area not connected to the main interior
- Private covered patio
- Includes additional bedroom, full bathroom, and mudroom
- Mini-split for separately controlled air conditioning and heat
- Ideal for guest suite, studio, home office, or potential rental opportunity (Airbnb/VRBO)

## KITCHEN

- Granite countertops with subtle patterning and an eased edge profile
- Stone Blue Shaker-style cabinetry paired with stainless steel hardware
- Full-height subway tile backsplash in a soft neutral tone
- Floating wood shelves adding warmth and visual contrast
- Stainless steel appliance package includes range, microwave, and refrigerator
- Under-mount stainless steel sink with modern faucet
- Efficient layout with clean sightlines into the living area

## GARAGE & WORKSHOP

- 455 SF single-car garage and workshop
- Basement-level garage with painted or sealed surfaces
- Workshop area with built-in workbenches and storage shelves
- Utility-ready space is ideal for projects or additional storage
- Miter table in the workshop stays
- Storage shelves in garage convey

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## EXTERIOR & OUTDOOR

- Expansive, elevated deck
- Covered gazebo structure creates a defined outdoor living space
- Waterproofed patio below provides additional usable outdoor area
- Custom stone retaining walls and terraced landscaping
- Stone stairways connect multiple outdoor living levels
- Fire pit area is carefully positioned for privacy and usability
- Raised garden beds
- Chicken coop in place with established setup
- Detached outbuilding (221 SF) with power; suitable for studio, workshop, or storage
- Irrigation system for easy watering

## CONSTRUCTION & SYSTEMS

- Improvements completed with permits
- Road maintenance agreement in place
- Easy access to US-74 while maintaining a private, tucked-away feel
- Seasonal winter mountain views
- Additional septic and water line hookup in the yard—can be used for RV or tiny house
- Champion generator is dual fuel, 10,000 watts, 1.5 yrs old
- 22 HP Ariens 960460069 riding lawn mower with a 46" deck
- Private well and septic system
- Tankless hot water heater
- Propane tank owned. currently serviced by Thompson Gas
- Whole-house water filtration system
- Spectrum cable and internet
- FCC Environmental for trash collection

## DRIVING DIRECTIONS

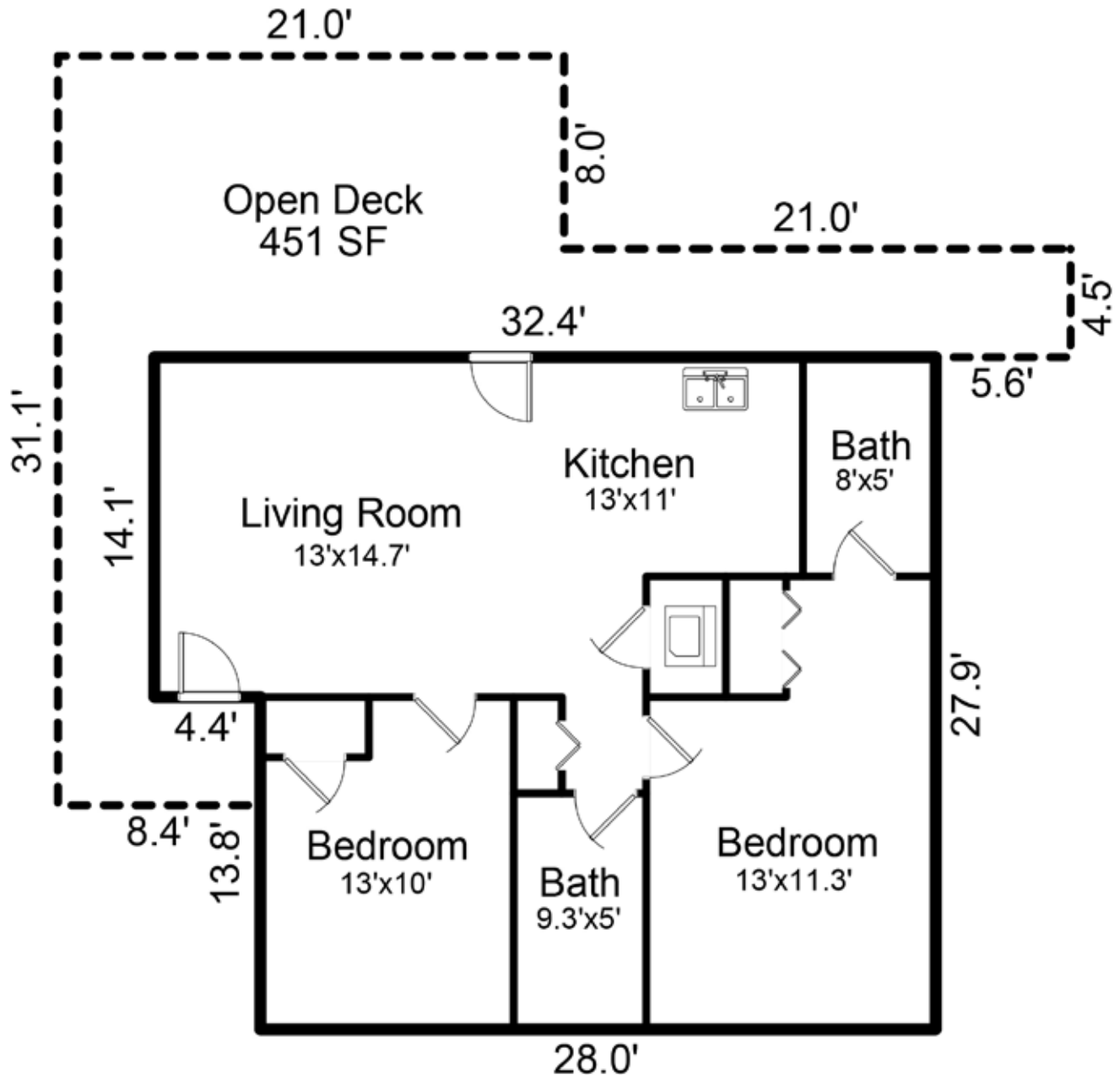
FROM DOWNTOWN ASHEVILLE: Take I-240 E to I-40 E toward Hickory. Continue on I-40 E for approximately 4.1 miles and take Exit 9 onto ALT US-74 E/US-74-A E toward Knoxville/I-26 ALT. Follow US-74A E for about 4 miles, then turn right onto Peaceful View Drive. Follow Peaceful View Drive to 132 (on your left).



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## MAIN LEVEL



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## ADDITIONAL LIVING/LOWER LEVEL

