



90 REED ROAD

Impeccably Maintained Mountain Retreat



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2 Bathrooms
2,400 SF • 1.13 Acres
MLS #4271385



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

90 REED ROAD ASHEVILLE, NC 28805

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FEATURES

Impeccably maintained **mountain retreat**

Situated on a large wooded lot offering **privacy and mountain views**

Updated split-level ranch-style home has gorgeous, **modern designer touches** throughout, **extensive gardens, multiple outdoor living areas**, an **outdoor shower, hot tub, stone firepit**, and an expansive **wraparound deck**

Feel away from it all while just **15 minutes to downtown Asheville**

Stunning **custom stone pathways, walls, and stairs** throughout the property creates a park-like oasis

Locally sourced stone stairs and handcrafted railing lead to covered entrance

Entry opens to a beautiful **open floor plan** with an **eat-in kitchen, huge living room with dining area, and a cozy den** with a wood stove and stone surround

Perfect for your home cook, the **well-appointed kitchen** has open shelving, subway tile backsplash, gas stove, and a breakfast bar that seats three

Spacious living room features large windows, hard wood floors, modern ceiling fan, and is open to the dining area

The **dining area** has plenty of **room for an eight-seat table** and **two closets that are perfect for a pantry**

Stairs lead down to den and fourth bedroom

Curl up with a good book or relax by the **wood stove in the cozy den**

Take in the mountain views from the large picture window in the den or step out to the wraparound deck

Main level features three bedrooms and two bathrooms

Primary bedroom has double closets, an ensuite bath with a step-in shower, and sliding doors that lead to the outdoor shower and the path to the hot tub



Updated second bathroom has access from hallway or directly to second bathroom
Enjoy the **soaking tub and modern vanity** in the second bathroom

Bedrooms are light and airy with **hardwood floors and good-sized closets**

Ideal for a work-from-home office or studio, the fourth bedroom has a private entrance via deck

Recently renovated laundry has new flooring, a cool metal-tile drop ceiling, and ample room for storage or hobby space

Unwind from your day around the **outdoor fireplace** on the **front stone patio**, or enjoying grilling on the **front deck**

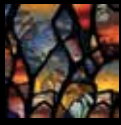
Fully fenced-in side yard has plenty of space for pets and play and features a large **stone patio with built-in firepit and hot tub area**

Multiple parking pads offer ample parking while the **garage** has room for one car, a workshop, and loads of storage space

Wraparound deck has **mountain views** and faces northeast

Low-maintenance exterior and **metal roof**

Encapsulated crawlspace with **dehumidifier** and remote monitor

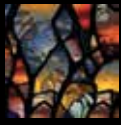


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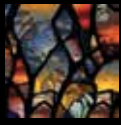
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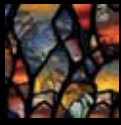




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Tranquility awaits at this meticulously cared-for split-level home. Ideally situated on a secluded, wooded parcel, this exceptional property offers a serene escape while maintaining remarkable convenience, located just a short 15 minutes from downtown Asheville. Step inside to experience a beautiful open floor plan that seamlessly connects the main living areas, fostering a sense of spaciousness and effortless flow. The living room, integrated with a comfortable dining area, provides an ideal space for both casual gatherings and more formal occasions, while the thoughtfully designed kitchen offers both functionality and aesthetic appeal. Explore the extensive gardens—a testament to meticulous landscaping—and discover multiple areas perfect for al fresco living. Whether you're taking in the mountain views from the back deck, indulging in the luxury of an outdoor shower, soaking in the hot tub, or gathering around the firepit, this home is an ideal in-town mountain retreat.



For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 E to exit 7/US-70. Use the middle lane to turn left, and use the right two lanes to take the ramp onto US-70 E/Tunnel Road. Turn left onto Riceville Road. In 2.2 miles, turn right onto Reed Road. Follow Reed Road, continue on the gravel portion of the road and head up the hill. Turn left at sign and bear left to the property.



IMPROVEMENTS

HVAC

- All-new Trane HVAC, 2020

WELL

- Replaced well pump, 2020
- Replaced well pressure tank, 2018
- Carbon Filter for Sulfur in Water, 2018

EXTERIOR

- Structural engineer assessed and remediated back corner and wall in garage, 2024
- All-new fence, 2022
- Enlarged windows in two bedrooms, sliding glass door in primary, screens on doors, replaced back picture window, 2021
- Custom stone work, French drains and improved drainage of front yard, road bond and gravel driveways
- Added second gravel parking pad
- Invisible fence, 2018
- Fixed the concrete footer on the lower back of the house, 2018
- Installed New Dimension One Journey hot tub
- Custom stone work side yard, steps, firepit
- Electrical to firepit and hot tub, 2020
- Catawba tree work
- Removed invasive plants from front and side yard
- Replaced front deck boards and under-deck drainage
- Added stair rail to front steps
- Handyperson—improvements from the original, 2018 house inspection, ongoing maintenance and minor improvements
- Replaced all exterior lighting fixtures
- Improved front gutters
- Stump and chicken coup removal



GARAGE AND BASEMENT

- Epoxy floor, 2025
- Encapsulated crawl space with spray foam and dehumidifier with monitor, 2024
- All pipes replaced, All Seasons Plumbing, 2022
- Drywall, ceiling installation, molding, basement, 2019
- Installed tankless hot water heater, 2019
- Spray foam insulation in basement, 2019
- Sub-pump, sub-floor system, cove system, etc., 2019
- New garage door with keypad
- Replaced baseboard and sheet rock
- New door to crawl space
- Hisense dehumidifiers, 2018

INTERIOR

- Bath refresh: New soaking tub, vanity and fixtures, 2021
- All-new Kitchenaid appliances, 2018
- Installed closet doors on all the closets
- Replaced all interior doors
- Replaced stair rail
- Installed and patched flooring in front of wood stove
- All-new indoor lightning fixtures
- Replaced door hardware and cabinet hardware

ANNUAL CARE

- Termite treatment annually and pest treatment, every two months, Dodson Pest Control
- Biannual HVAC checkup, Mountain Air Mechanical
- All Season Plumbing



FLOOR PLANS



Floor 3



Floor 1



Floor 2