



163 SAND HILL ROAD

Walkable to Downtown West Asheville • Sidewalks all the Way to Haywood Road!



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms | 2.5 Bathrooms
1,940 SF | 0.29 Acre
Built in 2016



163 SAND HILL ROAD ASHEVILLE, NC 28806

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1,940 SF | 0.29 Acre

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FEATURES

Walkable to downtown West Asheville, Haywood Road restaurants, shops, and breweries

Sits on a large 0.29-acre lot above the road for added privacy

Sidewalk access all the way to Haywood Road

Gleaming **hardwood floors** and **tile** throughout

Abundant natural light

Fresh interior paint and updated finishes throughout

Open-concept main level perfect for entertaining

Window treatments convey

Fully renovated kitchen (2023) with **new cabinetry, countertops, appliances**, gas range, beverage fridge, pantry, breakfast bar, tile backsplash, and ample storage

Stone fireplace with cozy gas logs

Main-level primary suite

Main-level laundry

Expansive back deck with hot tub

Fully fenced backyard

Upper level offers three spacious bedrooms, a split-design full bath, and flexible bonus space ideal for a home office or gym

Generous storage throughout, including large closets, walk-in attic storage, and lower crawlspace storage





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COMMUNITY LIFESTYLE REALTY

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





Walkable to downtown West Asheville, this 4/2.5 home sits above the road on a large .29 acre lot. Built in 2016, with a full kitchen renovation in 2023, you'll appreciate the attention to detail in this move in ready home.

From gleaming hardwood floors throughout to large picture windows in every room, the natural light and finishes are stunning! The main level holds an open floor plan, with the primary bed/bath, laundry, and half bath nestled off the main living area and kitchen.

You'll enjoy morning coffee on the cozy front porch and afternoon cocktails on the expansive back deck. The upper level hosts 3 bedrooms, 1 split design full bath, and a flex space perfect for home office or gym.

Cozy up to the stone fireplace with gas logs, enjoy a soak in the hot tub, and relax knowing your pets and or kids have a fenced yard to roam! Plenty of storage space in larger closets and walk in attic and sidewalks all the way to Haywood Road! This is truly a West Asheville gem!



For more information, please contact:

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DIRECTIONS

From Downtown Asheville: Take I-240W to exit 1B - Brevard Road/191. Right at end of exit ramp. Immediate left onto Shelburne Road. After 0.8 miles take a right onto Sand Hill Road. After 0.3 miles, 163 Sand Hill is on your left. Alternate route - I-240W to Haywood Road exit. Right at end of ramp. After approximately 1 mile take slight left onto Sand Hill Road. 163 Sand Hill will be on the right.