



135 SPOOKS BRANCH ROAD

GreenBuilt and Energy Star Certified Home in North Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,900 SF • 0.69 Acre
MLS #4310189



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

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FEATURES

2" x 6" exterior walls

ZIP system sheathing (building envelope)

Spray foam insulation

Superior Wall® foundation

Rinnai tankless water heater

Dual-zone, 15 SEER heat pump

WhisperGreen® ventilation (quiet exhaust fan intended to improve indoor air quality)

Radon mitigation system installed

Yearly contract with Gibson Pest Control (828-684-1353)

Certified Pollinator Habitat at the Butterfly level (highest honor) by Bee City Asheville





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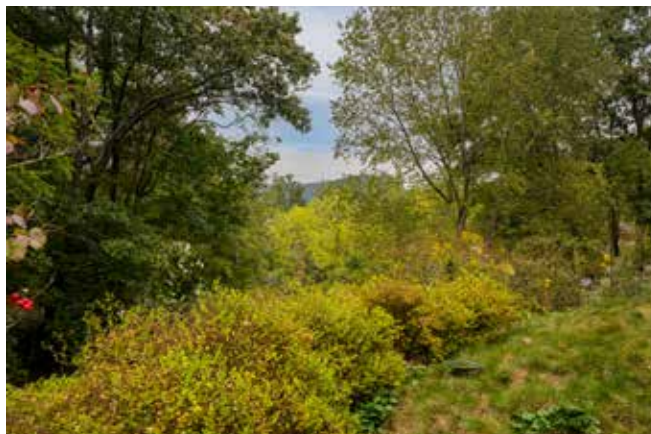
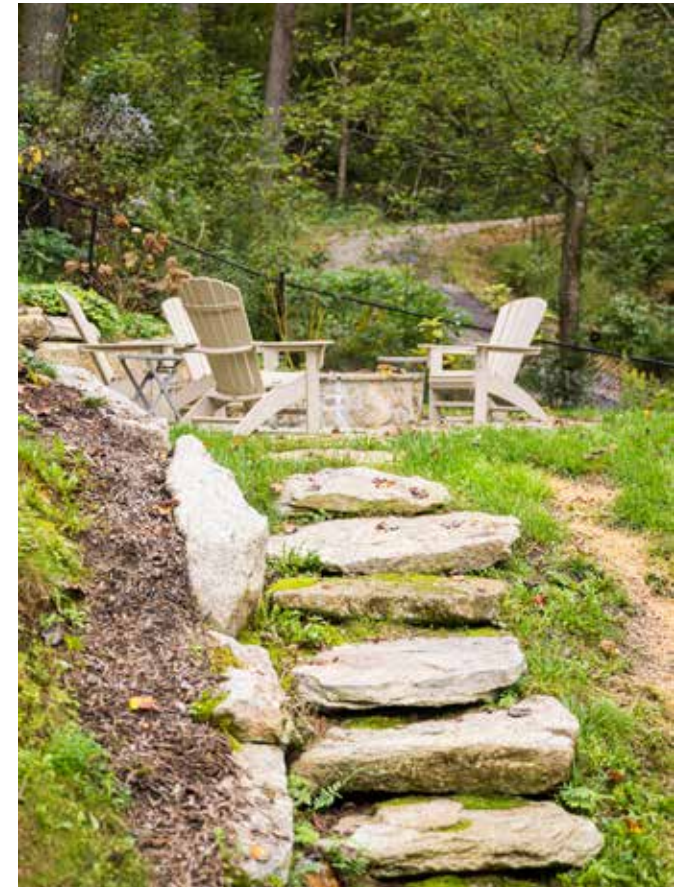
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Welcome to 135 Spooks Branch Road, where peace, privacy, and nature come together one mile from the nearest grocery store. You'll feel a world away while sitting on the covered front porch, hearing birds instead of traffic, looking out at the mountains, and surrounding yourself with a certified pollinator garden. This one-owner home feels only lightly lived in—it's clearly been loved and exceptionally well cared for over the years. Built in 2013 by Beach Builders, it's both GreenBuilt and Energy Star Certified, with 3 bedrooms and 2.5 baths laid out in a smart, functional floor plan. The main level features an open living, dining, and kitchen space that faces the mountains to the north. You'll find hickory hardwood floors throughout, maple cabinetry, honed granite countertops, and a main-level laundry room. The primary bedroom, with its own access to the back patio, is privately tucked away, and features custom closet built-ins by Carolina Closets and an ensuite bathroom with a double vanity and a glass-enclosed tiled shower. Upstairs, you'll find two generously sized bedrooms, a full bath, and lots of clever storage tucked into the layout. Retreat into the fully fenced backyard to enjoy a built-in fire pit and a curated collection of perennial flowers. There is also great opportunity in the lower level—473 SF of easily finished space, with water, electricity, and Superior Walls® already in place. Home has been pre-inspected and a full feature sheet is attached.

DRIVING DIRECTIONS

Follow Merrimon north and turn RIGHT on Beaverdam. Turn RIGHT onto Spooks Branch. Follow to the top of the hill; #135 is on your right. If you hit Bassett Road, you've gone too far! GPS works great.



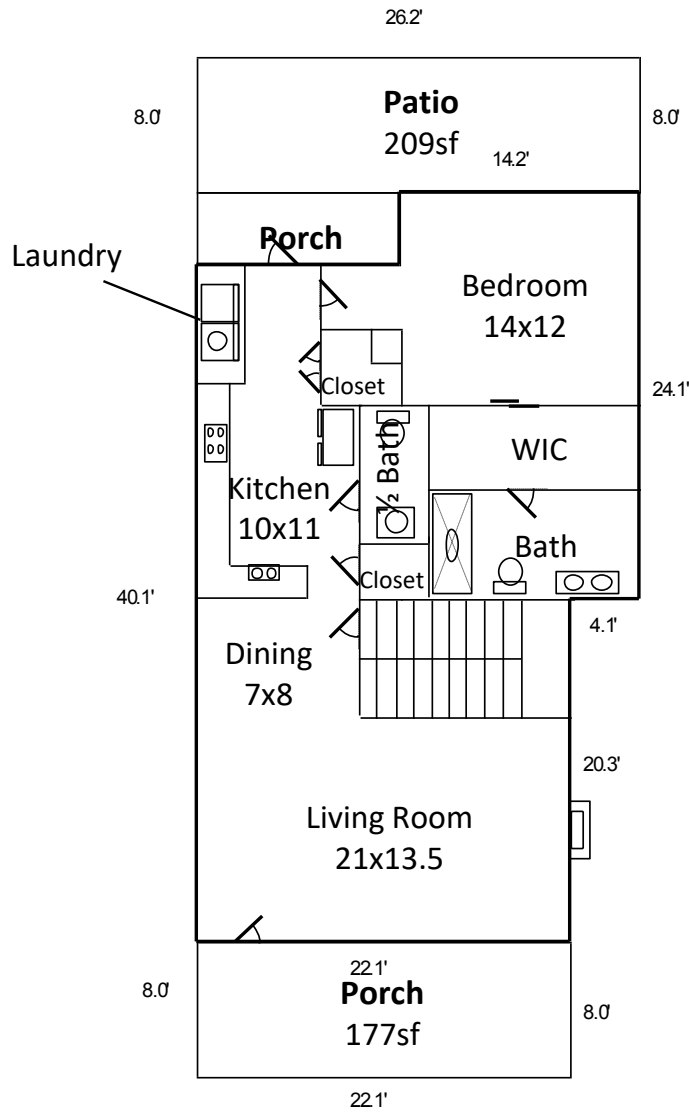
For more information, please contact:

SARAH ADDY HOWELL
828-817-1479
SARAH@MYMOSAICREALTY.COM

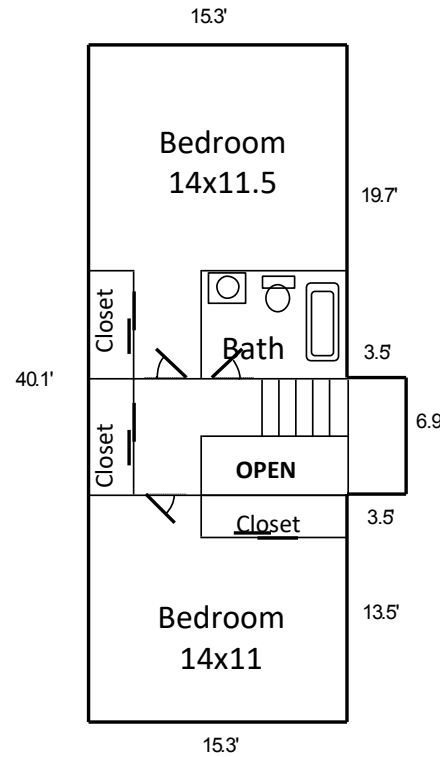
Or contact:

PATRICK O'CAIN
828-808-6908
PATRICK@MYMOSAICREALTY.COM

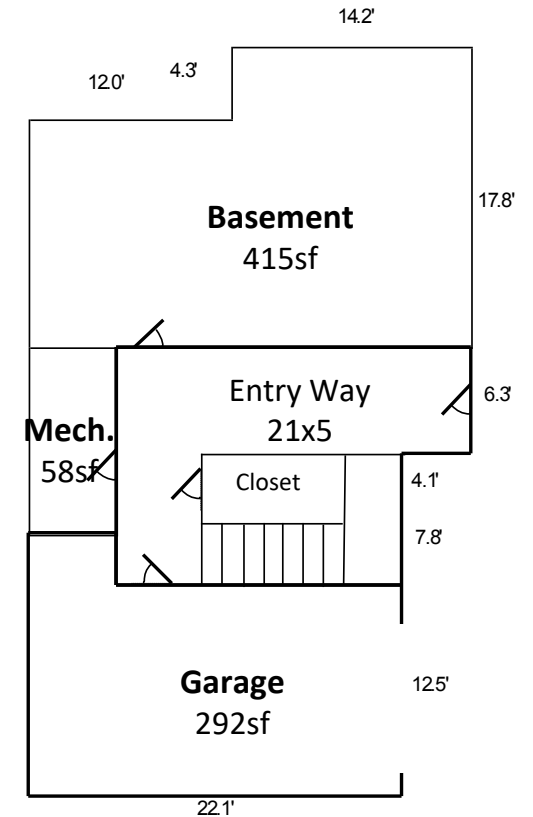




MAIN LEVEL



UPPER LEVEL



BASEMENT LEVEL

FLOOR PLANS