



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

**GRAND HIGHLANDS AT WATERFORD LAKES**



**30 WATER HILL WAY | FAIRVIEW, NC 28730**

# 30 WATER HILL WAY

## FAIRVIEW, NC 28730



### CLASSIC FARMHOUSE ELEGANCE MEETS MOUNTAIN LIVING

... in this impeccably maintained home in gated Grand Highlands at Waterford Lakes. Located approx. 20 minutes from downtown Asheville and set in picturesque Cane Creek Valley, the home offers year-round mountain and pastoral views, quality craftsmanship, and a bright, flowing floorplan designed for everyday comfort and entertaining. Enjoy hardwood floors, crown molding, built-ins, abundant storage, and a stunning chef's kitchen with granite countertops, custom cabinetry, Bertazzoni gas range, oversized island, and breathtaking views. The main-level primary suite features a spa-inspired bath and custom walk-in closet. Outdoor living shines with a rocking-chair front porch, screened porch with vaulted ceiling and stone gas fireplace, sunny deck, and fenced yard. Upstairs includes spacious bedrooms, flex spaces, and a private guest suite, while the finished walk-out basement adds even more room to relax, work, or play. Minutes to South Asheville, hiking, breweries, Lake Lure, and Hickory Nut Gap Farm.

**4 BEDROOMS | 4.5 BATHROOMS | 4,344 SF | 1.26 ACRES**



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## FEATURES

- Immaculately maintained, classic farmhouse with pastoral and mountain views in the Grand Highlands at Waterford Lakes community, located approx. 20 minutes from downtown Asheville
- Nestled in the stunning surroundings of Cane Creek Valley and boasting year-round mountain views from many rooms, this home is a gem in a fabulous gated neighborhood
- Great proximity to Lake Lure, Hickory Nut Gap Farm, a multitude of hiking trails, local breweries and minutes from South Asheville's amenities including Whole Foods Market - offers a blend of the country-life and convenience
- Enjoy easy living in an ideal walking neighborhood with lots of space to play - neighborhood pond and walking trails
- Open, flowing floorplan, quality craftsmanship, thoughtful built-ins and tons of storage highlight this lovely home
- Expertly laid-brick walkway leads to the covered rocking-chair front porch perfect for neighborhood gazing
- Inviting foyer with powder room and large coat closet with built-in cubbies
- Bright living room with hardwood floors, natural gas fireplace, built-in display shelves, crown molding and access to the spacious screened-in porch
- Screened- in porch features vaulted ceiling and stone-surround, gas fireplace that opens to the sunny back deck overlooking an expansive backyard with a mix of new and mature trees and shrubs
- Sunny deck connects to fenced portion of yard ready for furry friends
- Sparkling chef's kitchen features year-round mountain views, granite countertops, stainless steel appliances including a Bertazzoni gas range, custom cabinets with crown molding and a spacious granite-topped island with an abundance of extra storage underneath
- Kitchen also features a large picture window above the sink, provides amazing year-round mountain views
- Fantastic mudroom/pantry with built-in office desk
- Dining room off of kitchen ready to entertain guests



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## FEATURES (continued)

- Sitting room off of kitchen with mountain views and space for visiting, or use as your dining room if you prefer
- Primary suite on main features hardwood floors, a huge walk-in closet with built-in organization, laundry and an ensuite full bathroom that includes a double granite vanity, tiled walk-in shower and relaxing soaking tub
- Wide stairwell leads to flex space at second level landing
- Three bedrooms and two full bathrooms upstairs includes a second suite with two closets, an adjoining sitting room and an ensuite full bathroom
- Jack-and-Jill bathroom connects second level bedrooms with two closets each
- Finished, walk-out basement with bonus room (currently used as a bedroom), full bathroom and a large flex room, perfect for entertainment/games/exercise
- Utility room, two closets and spacious crawl space for abundant storage
- Oversized two-car with extra storage space (refrigerator conveys)
- Current owners had all new shutters put on home and lattice work done; kitchen and mudroom/pantry cabinetry painted for fresh look plus all new hardware; new kitchen backsplash and window
- HVAC regularly maintained with Mountain Air Mechanical maintenance plan
- AC Reynolds High School - Cane Creek Middle - Fairview Elementary schools

## DIRECTIONS

FROM ASHEVILLE: Take Hwy 74 (Charlotte Hwy) to Cane Creek Road - turn right. Turn left onto Waterford Lakes Drive. At the roundabout, take the second exit onto Waterford Lakes Drive. Turn left onto Lake Vista Drive. 30 Water Hill Way is on the left. Sign in the yard.



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## MAIN LEVEL



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## UPPER LEVEL



## BASEMENT

