



## 9 SANDON CIRCLE

Spacious North Asheville Home on 1.6+ Acres of Wooded, Private Land

 VIRTUAL  
TOUR



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

**3 Bedrooms, 2.5 Bathrooms**  
**2,642 SF • 1.61 Acres**  
**MLS #4308592**





## 9 SANDON CIRCLE ASHEVILLE, NC 28804

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### FEATURES

- Spacious North Asheville home with incredible year-round mountain views; easy 2.5 miles to downtown Asheville
- Fantastic opportunity—enjoy living on a large, wooded, private lot (1.61 acres) with stunning mountain views, while just blocks away from Merrimon Avenue and Beaver Lake
- Walk or bike to the Beaver Lake/Bird Sanctuary walking trails, numerous restaurants and shops along the Merrimon Avenue corridor, including Ace Hardware and the North Asheville Public Library
- Wraparound deck offers multiple spots for taking in the view, while the covered porch is the perfect spot for enjoying a shady place to unwind and listen to birdsong; gas grill hookup on deck
- Covered entrance opens to welcoming foyer
- Main floor offers an easy-flowing floor plan, large eat-in kitchen, den/office, and spacious primary suite
- Perfect for entertaining, the formal dining room flows to the living room and features doors that open to the covered deck
- Eat-in kitchen has a gas range, ample cabinetry, two pantry closets and a solar tube skylight
- Private window in breakfast area overlooks perennial garden in backyard
- Living room features double doors to deck, hardwood floors, and gorgeous mountain views
- Cozy den/office has a gas log fireplace with brick surround, custom built-ins and doors that open to the upper-level deck



- Spacious, main-level primary suite has a large bathroom and deck access
- Suite features three closets, room for a dresser, and a convenient laundry area in the ensuite bathroom (additional washer/dryer hookups in basement)
- Primary bathroom offers incredible space and privacy with a double-sink vanity, a shower with glass doors, a large linen closet, and a jetted soaking tub with picture window overlooking the private woods
- Basement level offers two bedrooms, a full bathroom, storage, and a workshop (previously the laundry room)
- Downstairs full bathroom has a double-sink vanity, pocket doors, and a tub/shower
- Over 1.6 acres of wooded privacy on a dead-end drive
- Mature landscaping, rockwork, trails, and gathering spots create an in-town, retreat-like experience
- Two-car garage has room for storage, an additional exterior entry door, plus an interior entry door to the basement
- Convenient, covered outdoor storage in front of garage
- Solar provides low utility costs; 2021 architectural shingle roof



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Nestled on more than 1.6 acres of wooded, private land, this spacious North Asheville home offers an exceptional retreat with incredible mountain views, just blocks from Merrimon Avenue amenities and the Beaver Lake walking trails. This home is an ideal in-town escape, complete with solar power, mature landscaping, rockwork, and trails, in a convenient location only 2.5 miles to downtown Asheville. Wraparound deck offers stunning views and an ideal spot for hosting friends. Eat-in kitchen boasts a gas range and two pantry closets, while the adjacent living room features hardwood floors and access to the expansive deck. Spaces for relaxing include the shady covered porch area, perfect for enjoying nature, and the cozy den/office featuring a gas log fireplace and built-ins. Wake up to mountain views from bed in the spacious, main-level primary suite—or gaze at the woods from the picture window over the soaking tub in the oversized bathroom with a convenient, in-suite laundry area. Basement offers two additional bedrooms, a full bathroom, and additional laundry space, plus plenty of storage in the oversized garage. Move in tomorrow or bring your own cosmetic updates, if desired.

 **VIRTUAL  
TOUR**



For more information, please contact:

**MEGAN SHOOK**  
**828-450-6797**  
[MEGAN@MYMOSAICREALTY.COM](mailto:MEGAN@MYMOSAICREALTY.COM)

## DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head north on Merrimon Avenue. Turn left at light onto Colonial Place and then left again onto Mount Vernon Circle. Immediately take a right onto Sandon Circle. Turn right into second driveway and bear left up the hill to 9 Sandon Circle. Lower driveway is shared with 6 Sandon Circle.





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**FLOOR PLANS**