



34 JUSTICE DRIVE

Meticulously Maintained Residence with Many Upgrades



MOSAIC
COMMUNITY LIFESTYLE REALTY

**3 Bedrooms + Office, 2.5 Bathrooms
1,928 SF + Studio • 1.08 Acres**



34 JUSTICE DRIVE LEICESTER, NC 28748

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FEATURES

Open-concept living area with **vaulted ceilings, a gas fireplace and panoramic long-range mountain views**

Main-level primary suite with views and deck access, includes generous walk-in closet with custom organization, plus a bath with dual granite sinks and a tiled, **frameless glass walk-in shower**

Main-level room with closet serves as an office

Newer paint and base molding throughout

Knockout-textured walls throughout

Smart home technology remotely controls light switches, garage door opener and thermostats

Hardwood and tile floors throughout main level and luxury vinyl and tile downstairs



Well-appointed, climate-controlled standalone studio with hardwood floors, metal roof, Bali blinds, French doors and mountain views. This studio replaced an existing powered shed. Permits were not pulled; however, sellers can provide invoices for shed, electric and HVAC installation. **All work was completed by trade professionals.**

Dual-zone heating—two heat pumps

Owned propane tank fuels fireplace and stove

Radon mitigation system installed

Panoramic long-range mountain views from the covered back deck, perfectly positioned with southwest exposure. The deck is private and outfitted with roll-up sunshades for added privacy and temperature control

Custom-built storage shed with electric located under rear deck

Three organic raised beds and a variety of perennial flowers spread throughout the property

1.08 acres with mature hedges and a thriving garden



FEATURES, CONTINUED

Garden varieties include dianthus, lavender, hydrangea, daylily, coneflower, catmint, liatris, multiple grasses, crocosmia, golden aster, daisies, peonies, bloomflower, bee balm, azalea, red yarrow, toad lily, rudbeckia, red coral bells, thyme, oregano, sage, blueberries

Trees on property: birch, maple, evergreens

Driveway provides extra parking and receives all-day sun exposure. Sellers installed **water drainage and repaved in 2024**

Personal items that convey:

- Electric riding lawn mower
- Refrigerator
- Washer and dryer
- **High-end window treatments;** Bali Double-Cell cellular shades added in home and in detached studio
- Deck sunshades

2021 HOME UPGRADES

This home went through an **extensive remodel in 2021** and a several improvements are listed below:

- **Upgraded to recessed lighting** in main living areas
- **New fixtures, high-end window treatments** and outlet/light covers throughout
- **Kitchen renovation** includes **solid cherry** wood cabinets, under-cabinet dimmable lighting, **granite countertops and a custom backsplash**, under-mount black granite sink, and upgraded **Bosch black stainless steel appliances**



- **Updated baths** have **solid cherry cabinets** with granite countertops, **walk-in showers with floor-to-ceiling ceramic tile** and frameless glass enclosures, plus new **chair-height toilets**
- Installed **custom closet and pantry organizers**
- **Professionally refinished polyaspartic floor in garage** includes a **John Boos industrial sink with a wall-mounted faucet and sprayer**
- **Smart home technology** added
- **Custom storage shed**

- **340 SF climate-controlled detached studio** added to property in 2023
- **Motion-controlled security lighting** and switch security lighting added
- **Motion-controlled lighting at stairway** installed
- **Decks and railings refinished** in 2023
- **Driveway resurfaced** in 2024
- **New pressure tank** in 2024



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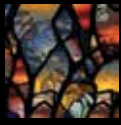


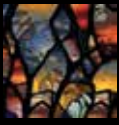
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Meticulously Maintained Residence
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This home embodies a sense of tranquility born from curated design, quality craftsmanship, and breathtaking long-range mountain views. Meticulously maintained by its current owners, this three-bedroom, two-and-a-half-bath residence has been enhanced with high-quality improvements throughout, including beautifully updated kitchen and baths. At the heart of the home is a sophisticated kitchen featuring Bosch black stainless steel appliances, solid cherry cabinetry, granite countertops, and custom storage. The main level is filled with natural light and elevated by vaulted ceilings that create an open, airy atmosphere throughout the living area. Designed for comfortable main-level living, the home offers a spacious primary suite and dedicated office, while the lower level provides two additional bedrooms, a recently remodeled full bath, and a versatile flex space ideal for a gym or additional storage. Further enhancing the property is a detached studio, professionally completed in 2023. This heated and cooled space features hardwood flooring, French doors, and inspiring views of Hanlon Mountain, making it well suited for a variety of uses, from a creative studio to a private workspace. Outside, the generous one-acre lot offers three raised garden beds and an array of established perennial flowers, creating a beautiful and ever-changing landscape throughout the seasons. A comprehensive overview of the property's features, improvements, and plantings is available upon request.



For more information:

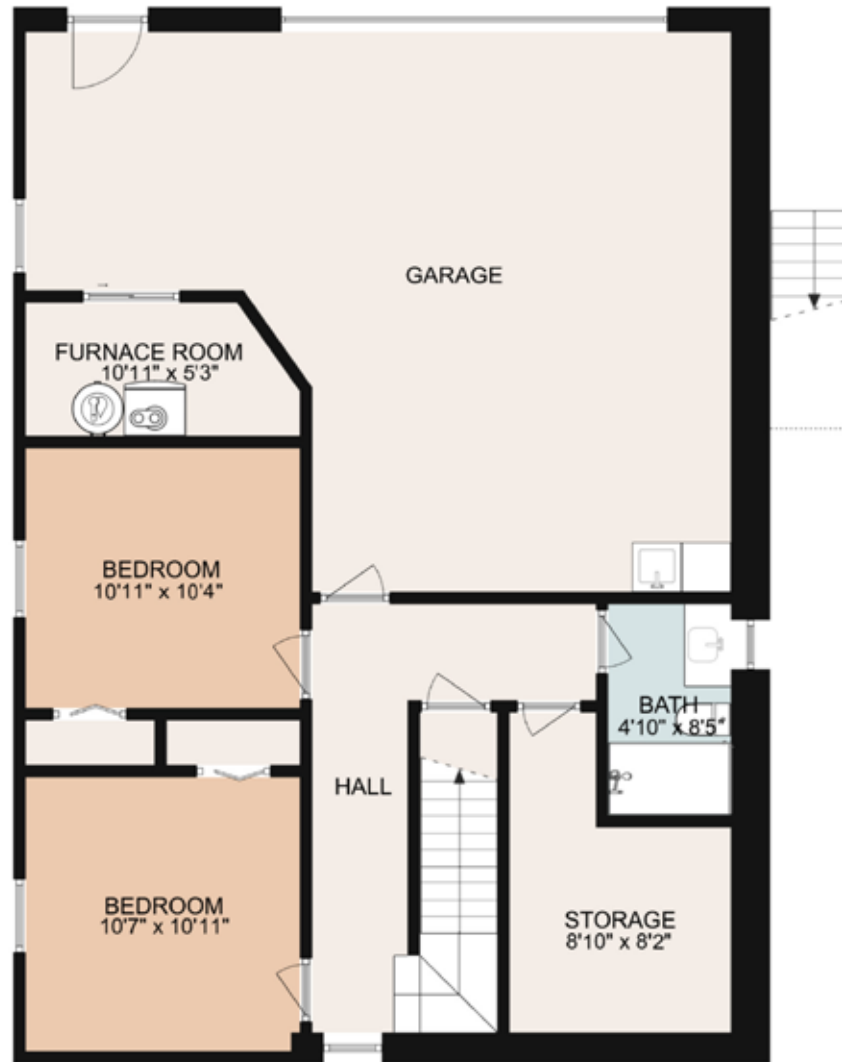
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DRIVING DIRECTIONS:

FROM ASHEVILLE: From I-40, take Exit 53A for US-74A E toward Fairview and Bat Cave. Follow US-74A E for approximately 7 miles, then turn left onto Village Road. Continue 0.2 mile and turn left onto Garren Creek Road. Follow Garren Creek Road for approximately 4.3 miles. 34 Justice Drive will be on your left. Look for the Mosaic sign at the entrance to the driveway.



MAIN-LEVEL



BASEMENT LEVEL