



## 38 SUNRISE DRIVE

Meticulously Maintained Cottage | Mars Hill



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

**3 Bedrooms, 2 Bathrooms**  
**1,739 SF • 1.34-Acre Lot**



## 38 SUNRISE DRIVE MARS HILL, NC 28754

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### FEATURES

Meticulously maintained Mars Hill cottage in a peaceful country setting

**Wraparound front porch**, partially covered

**Open plan**; vaulted ceiling over the living/dining/kitchen and warm wide-plank floors

**Kitchen features** generous Shaker-style cabinetry, pantry, Whirlpool stainless steel appliances including a fridge with an icemaker, and an undermount stainless steel farm sink

**Recessed lighting, ceiling fans** throughout

**Natural gas fireplace** in living room

**Primary bedroom** on main level



**Lower level** holds two more bedrooms and a full bathroom

**One-car garage** on the lower level

**Recent additions** include outdoor light fixtures (front/back); a gold light fixture in the kitchen/dining space; a wooden mantle over the fireplace, and wallpaper in the laundry room

**Well water**

**Commercial-grade electric hot water heater**

**Sunny back patio**

**Partially fenced side yard**

**Great double driveway** for multiple cars or for parking outdoor toys/additional vehicles

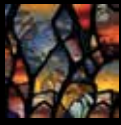
The amazing **sunny yard is a gardener's dream**, with arborvitae trees, shrubs, and plantings throughout the property



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[WWW.MYMOSAICREALTY.COM](http://WWW.MYMOSAICREALTY.COM)



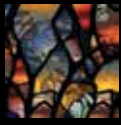


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Welcome to this adorable 2021 cottage, immaculately maintained on 1.34 peaceful, gently rolling acres near Mars Hill University. With clean lines, contemporary design, and partial close-range mountain views, the property offers a wonderful balance of modern style and comfortable mountain living. The spacious grounds provide plenty of sun and room for gardening, enjoying nature, and outdoor recreation, all with added privacy.

The inviting front porch is the perfect place for enjoying morning coffee, listening to the rain, or simply taking in the pastoral view of grazing horses nearby.

Inside, an open floor plan with a vaulted ceiling, soft neutral finishes, and abundant natural light create a cheerful, welcoming atmosphere. The living room features a gas fireplace with a stylish tile surround, adding warmth and character to the home.

Conveniently located on the main level, the spacious primary suite includes a walk-in closet, linen closet, laundry nook, double vanities, and a tub-and-shower combination.

The lower level offers two additional bedrooms, a full bathroom, access to the back patio and yard, and a one-car garage.

Enjoy birdsong from the back patio, peaceful mountain views, and wonderful space between neighbors. Warm, modern, and quietly sophisticated, this sun-filled cottage offers an appealing blend of privacy, charm, and convenience in a beautiful country setting.



For more information:

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**LAURA@MYMOSAICREALTY.COM**

## DRIVING DIRECTIONS:

FROM I-26 W: Take exit 11 toward Mars Hill and go approx 0.8 mile. At the red light (past Ingles and CVS), turn RIGHT onto S Main St for 2.4 miles. Turn left onto Higgins Bridge Rd. Go approx. 0.6 mile and then right on Leatherneck. Sunrise Drive is the new road on the right.