



385 PISGAH DRIVE

Perfect Blend of Character, Flexibility, and Income Potential | Canton



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,378 SF Main + 311 SF Studio/Guest House
0.29 Acre



385 PISGAH DRIVE CANTON, NC 28716

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FEATURES

- **Main home + separate studio/guest house (ADU)**
- **Potential gross rental income** of approximately \$2,480/month (\$29,760/year)
- **Studio** currently leased for **\$780/month**
- **Main home** previously rented for **\$1,700/month**
- **Ideal opportunity for owner-occupants** or investors
- **Nearly \$100,000** in recent improvements
- **New HVAC** heat pump system (2025)
- **New 200-amp** electrical service and breaker panel
- **All-new double-pane low-E windows** throughout
- **Fresh interior paint** throughout home & studio
- **Fresh exterior paint** (2026)
- **Renovated downstairs bathroom**
- **Updated kitchen appliances**
- **New vinyl plank flooring** upstairs
- **Updated grounded electrical outlets** throughout
- **New ceiling fans** in living room, primary bedroom
- **New gutters** on both home and studio
- **Tiered front yard** with landscaping improvements
- **Gravel stairs** and exterior access improvements
- **Studio updates** include insulation, lighting, appliances, flooring, and security upgrades
- **Basement retaining wall improvements** underway
- **Full basement encapsulation** system contracted, including vapor barrier, sump pump, and commercial dehumidifier
- **Convenient central Canton location**, walkable to downtown; 15 minutes' drive to Waynesville; 20 mins. to Candler; 30 mins. to downtown Asheville

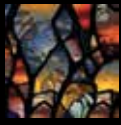




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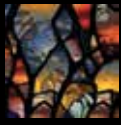




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Canton, NC 28716



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Discover the perfect blend of character, flexibility, and income potential at 385 Pisgah Drive. This extensively updated property features a renovated main home plus a separate studio/guest house, offering options for owner-occupants, investors, multigenerational living, or guests.

Nearly \$100,000 has been invested in improvements, including a new HVAC heat pump, 200-amp electrical service, new double-pane windows, fresh interior and exterior paint, gutters, landscaping, and significant structural and moisture-control upgrades. Inside, you'll find updated flooring, renovated bathrooms, upgraded appliances, and bright, comfortable living spaces throughout.

The studio provides excellent supplemental income and is currently rented for \$780/month. The main home has previously rented for \$1,700/month, creating a combined potential rental income of approximately \$2,480/month (\$29,760 annually).

Outside, enjoy the tiered yard, attractive landscaping, and recent exterior improvements. With extensive updates already completed and additional moisture-control enhancements underway, this property offers a rare opportunity to own a move-in-ready home with a separate income-producing unit just minutes from downtown Canton and an easy drive to Asheville.



For more information, please contact:

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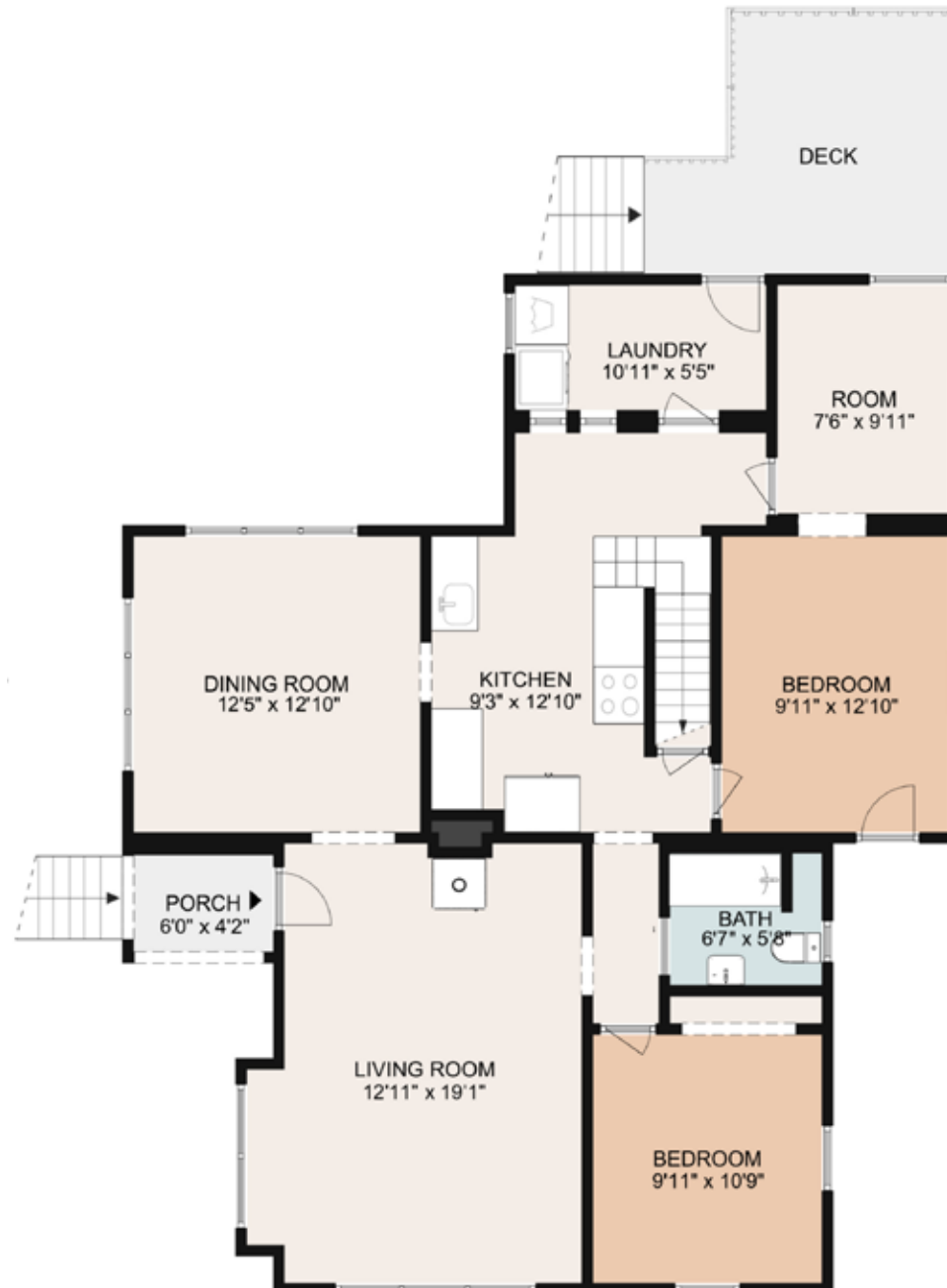
DRIVING DIRECTIONS

FROM ASHEVILLE: Take I-40 and Exit 37 toward East Canton. Turn left onto Wiggins Road, then right onto US-19 S/US-23 S. Continue approximately 5.1 miles and turn left onto Sorrells Street. Continue onto Pisgah Drive for 0.4 mile. 385 Pisgah Drive will be on your left. Look for the Mosaic sign.



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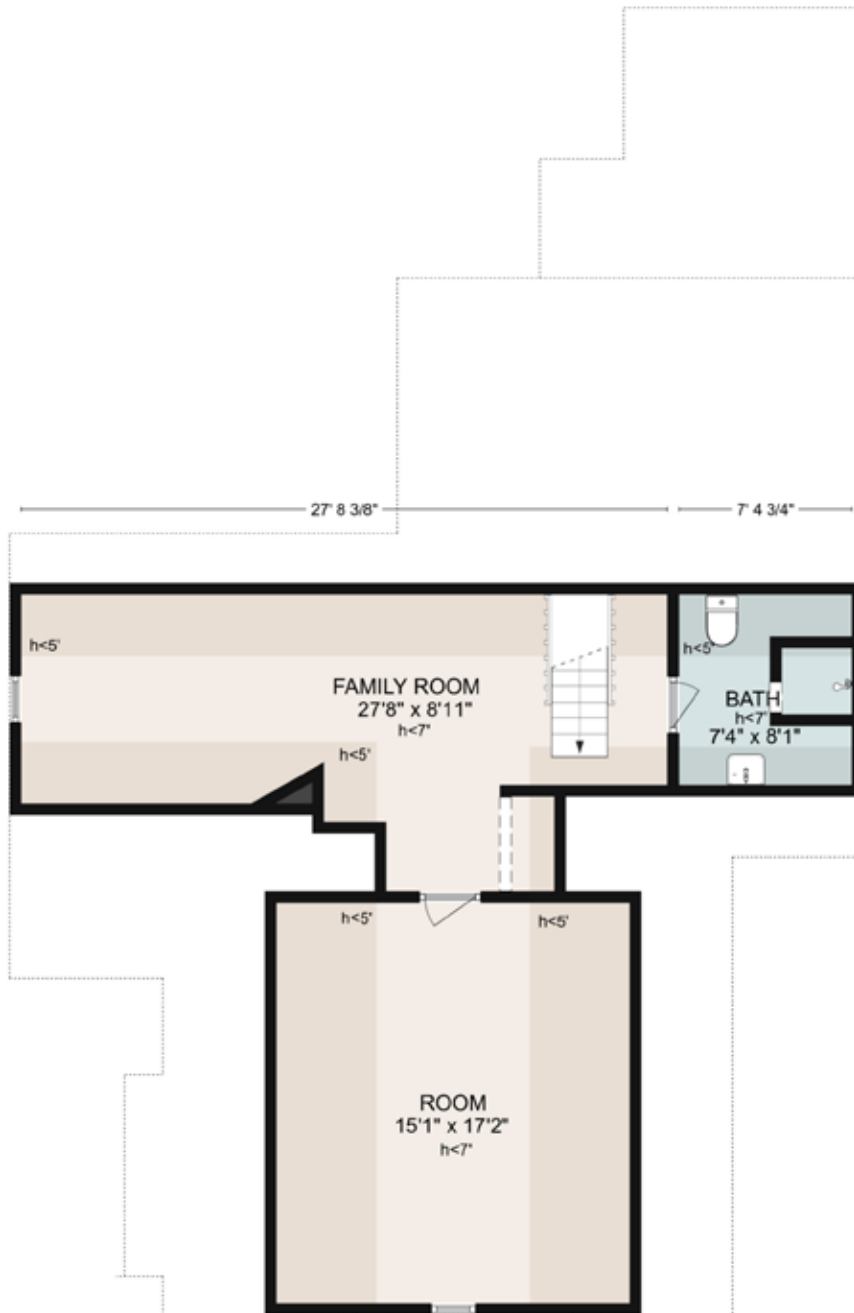


MAIN LEVEL



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BASEMENT & STUDIO/GUEST HOUSE