



309 IRENE LANE

Maggie Valley Two-Story Contemporary



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 2 Bathrooms
1,726 SF • 1.18-Acre Lot



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46 Orchard Street, Suite 100, Asheville, NC 28801
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FEATURES

Architecturally unique mountain retreat with contemporary lines and a warm cedar palette **tucked into the forest at 4,370 feet in elevation**

Property offers privacy with a substantial **connection to nature**—one the home's greatest assets is its **peaceful, long-range mountain view**

Expansive deck captures layered ridgelines
Makes a **great full-time home** or an **income-producing long- or short-term rental**

Tongue-and-groove wooden ceilings
Open layout and numerous picture windows bring the outdoors inside



Propane gas fireplace

Kitchen features: Natural wood cabinetry, gas range, stainless steel refrigerator, microwave, decorative metal backsplash

Primary bedroom located on main level

Plenty of room—the main floor is 862 SF and the upper level measures 864 SF

Tall ceilings (9.5' and 10')

All furnishings convey

Large wraparound deck

Octagonal-style front elevation

12' x 8' storage shed

Dish Network and satellite for internet/TV

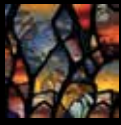
No HOA; the only fee is \$200 annually for road maintenance



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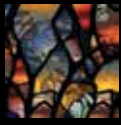




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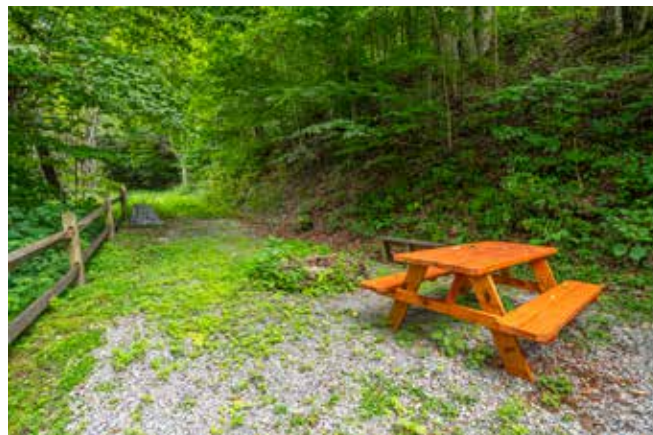
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Are you searching for an intimate retreat with character in the mountains, where the sounds of rushing water below create the perfect soundtrack to elevated living? This is it. Tucked away on a quiet, meandering, dead-end gravel road at 4,370 feet in elevation, this special contemporary home is surrounded by more than an acre of wooded privacy in the heart of the Smoky Mountains. Long-range, layered mountain views unfold beyond a canopy of mature hardwoods, creating the rare feeling of being completely immersed in nature.

The expansive wraparound deck is the perfect place to enjoy peaceful mornings with coffee, cool mountain evenings, and the soothing sounds of the forest. Every season offers a new backdrop, from vibrant fall color to fresh spring blooms, making nature the true centerpiece of this home.

Features include big views of the valley from every room, large picture windows, an open floor plan, tongue-and-groove ceilings, 9½-foot ceilings, a flex space/rec room, treetop views from the main-level primary bedroom, a tankless water heater, a 12' x 8' storage shed—and it's being sold furnished. Dish Network and satellite for internet/TV. No HOA; only \$200 annually for road maintenance.

Minutes from charming downtown Maggie Valley, you'll enjoy easy access to hiking, skiing, waterfalls, and the Blue Ridge Parkway. Wildlife lovers will especially appreciate being near Cataloochee Valley, home to one of the Southeast's most celebrated wild elk herds. Reintroduced to the Great Smokies in 2001, the Cataloochee herd has flourished, and elk are frequently spotted grazing throughout the valley and on this property!

This isn't just a home—it's a place to slow down, reconnect with nature, and experience mountain living at its most peaceful. From panoramic mountain vistas to unforgettable elk sightings, 309 Irene Lane offers a lifestyle that's uniquely Western North Carolina, and it makes a fantastic full-time residence or short-term vacation rental. Four-wheel drive required to access. Take a break from the world and rejuvenate up on Irene Lane!



For more information:

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DRIVING DIRECTIONS:

FROM I-40 W: Take exit 27 for US-74 toward US-19/US-23/Clyde/Waynesville/Maggie Valley. Take exit 103 for US-19 toward Maggie Valley/Cherokee. Continue on US-19 S to Irene Lane. Continue onto US-19 S/Dellwood Road. At the traffic circle, take the second exit onto US-19 S/Soco Road. Turn right onto Black Camp Gap Road. Slight left onto Mash Stomp Road. Turn left onto Irene Lane. GPS works. AWD/4WD needed to access.