46 Orchard Street, Suite 100, Asheville, NC 28801 · 828-707-9556




# 310 PEARSON DRIVE

Thoughtful Design, Connected Living in Montford

MOSAIC
COMMUNITY LIFESTYLE REALTY

**4 Bedrooms, 3.5 Bathrooms**
**2,810 SF | 0.37 Acre**

# 310 PEARSON DRIVE
# ASHEVILLE, NC 28801

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## FEATURES

### Thoughtful Design, Connected Living

**Brand-new Arts and Crafts home by JAG Construction** on a spacious 0.37-acre lot, pairing energy-conscious construction with warm, modern finishes; anticipated completion December 2026

**Enjoy Montford's neighborhood charm** with downtown Asheville's independent shops, restaurants, and cultural offerings within walking or biking distance

**Minutes from Montford Park** and Hazel Robinson Amphitheatre, with inviting places to walk, gather, and enjoy outdoor performances

**Start the day on the covered front porch** beneath a natural tongue-and-groove ceiling, or unwind on two expansive rear decks overlooking the treetops

**Open, flowing living spaces** and oversized windows bring natural light and a connection to the outdoors into everyday life

**Naturally finished white oak floors** on the main and upper levels, engineered hardwood throughout the lower-level living spaces, and thoughtfully selected tile

**Welcoming living room with direct deck access** and a sleek electric fireplace framed by painted nickel-gap paneling and natural white oak trim

**Beautifully appointed kitchen** with Cambria Seacourt quartz countertops, warm Bourbon-finish cabinetry, soft-close doors and drawers, and floating shelves

**Glossy aquamarine tile**, champagne bronze fixtures, and natural brass pendants create a fresh, inviting backdrop for cooking and gathering

**Upgraded stainless steel appliances**: Bosch induction range, French-door refrigerator, and dishwasher

**Generous kitchen island** with breakfast bar seating opens to the dining area, keeping the cook connected to family and friends

**Main-level primary suite** offers a peaceful retreat with a vaulted ceiling, private deck access, and a spacious walk-in closet

**Primary bath** features a quartz-topped double vanity, lighted mirrors, a tiled walk-in shower with handheld spray, and a soaking tub framed by glossy sage tile

**Main-level laundry**, a convenient powder room, and mudroom access from garage simplify daily routines

**Two upstairs bedrooms** offer flexible space for guests, home offices, or creative pursuits, complemented by a full bath with a quartz-topped double vanity

**Spacious, finished lower level** with engineered hardwood floors, a wet bar, and a second living area provides a welcoming setting for movie nights, entertaining, or extended visits

## FEATURES, CONTINUED

**Lower-level bedroom suite** includes deck access, a large closet, and an adjacent full bath with a quartz-topped vanity and tiled shower walls

**Additional lower-level laundry**, a generous utility room, and abundant storage keep practical needs comfortably accommodated

**Oversized one-car garage** offers easy main-level access and room for bikes, tools, and outdoor gear

**Professionally landscaped grounds** feature native trees & shrubs, natural boulder steps, and fresh mulch

### Built for Comfort, Well-Being and Resourceful Living

**GreenBuilt NC and ENERGY STAR home** designed for energy efficiency, comfort, and sustainability

Built by a **Living Wage Certified contractor**

**Formaldehyde-free wall insulation** and no-VOC paints and adhesives support a healthier indoor environment

**Air-sealed construction**, fresh air intake, plus sealed & tested ductwork support indoor comfort & air quality

**Energy-efficient windows**, appliances, and lighting help reduce everyday energy use

**Enhanced insulation**, incl. 6-inch spray foam at ceilings and bands, supports consistent indoor temperatures

**Water-saving fixtures** and low-flow toilets help conserve resources

**Durable fiber cement siding**, architectural shingle roofing, and a Superior Walls foundation support lasting performance

Built with **locally and regionally sourced materials**

**Native and drought-tolerant landscaping** complements the natural setting

**Connected, infill location** makes it easy to enjoy neighborhood life and downtown amenities

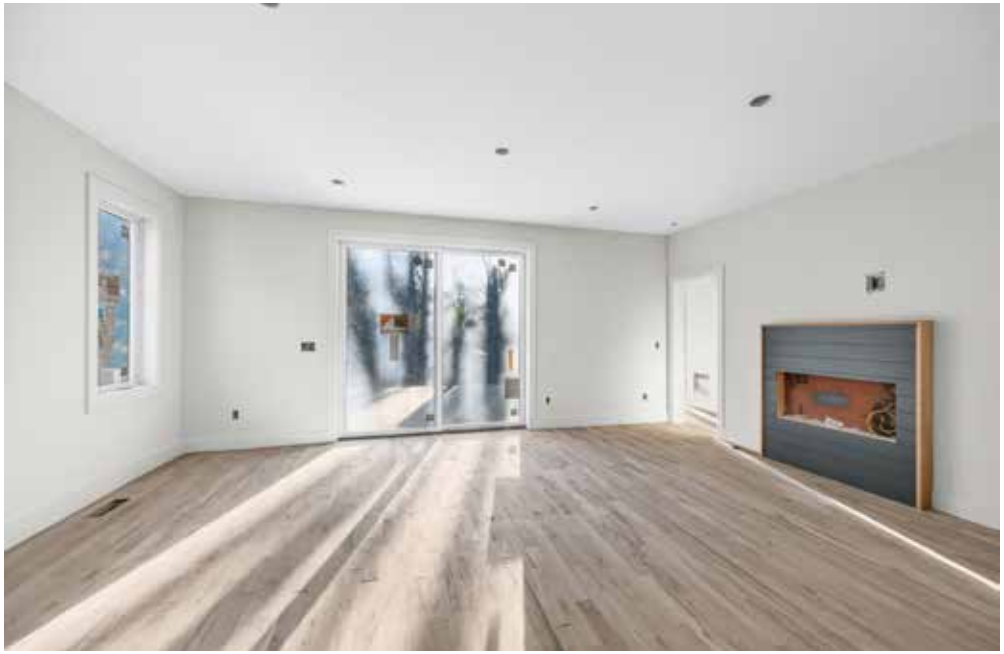









AI-RENDERED FINISHES





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Virtual Rendering




AI-RENDERED FINISHES




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Thoughtful design meets connected living in this new Arts and Crafts home by JAG Construction on 0.37 acre in desirable Montford. Walk or bike to downtown Asheville's shops and dining, with Montford Park and outdoor theater nearby. Designed for GreenBuilt NC and ENERGY STAR certification, this home pairs energy efficiency with fresh air ventilation, no-VOC finishes, and abundant natural light. White oak floors, warm cabinetry, quartz counters, and an aquamarine tile backsplash create an inviting interior. The Bosch induction range and generous island make cooking and gathering a pleasure. Relax on the covered front porch or two rear decks with treetop views. The main-level primary suite offers deck access, a walk-in closet, and a bath with a soaking tub and tiled shower. Main-level laundry and garage access simplify daily routines. Two upstairs bedrooms offer room for guests or work. The finished lower level features engineered hardwood floors, a wet bar, spacious living area, and a bedroom suite with deck access. Native landscaping, an oversized one-car garage, and construction by a Living Wage Certified contractor complete the picture. Anticipated completion December 2026.









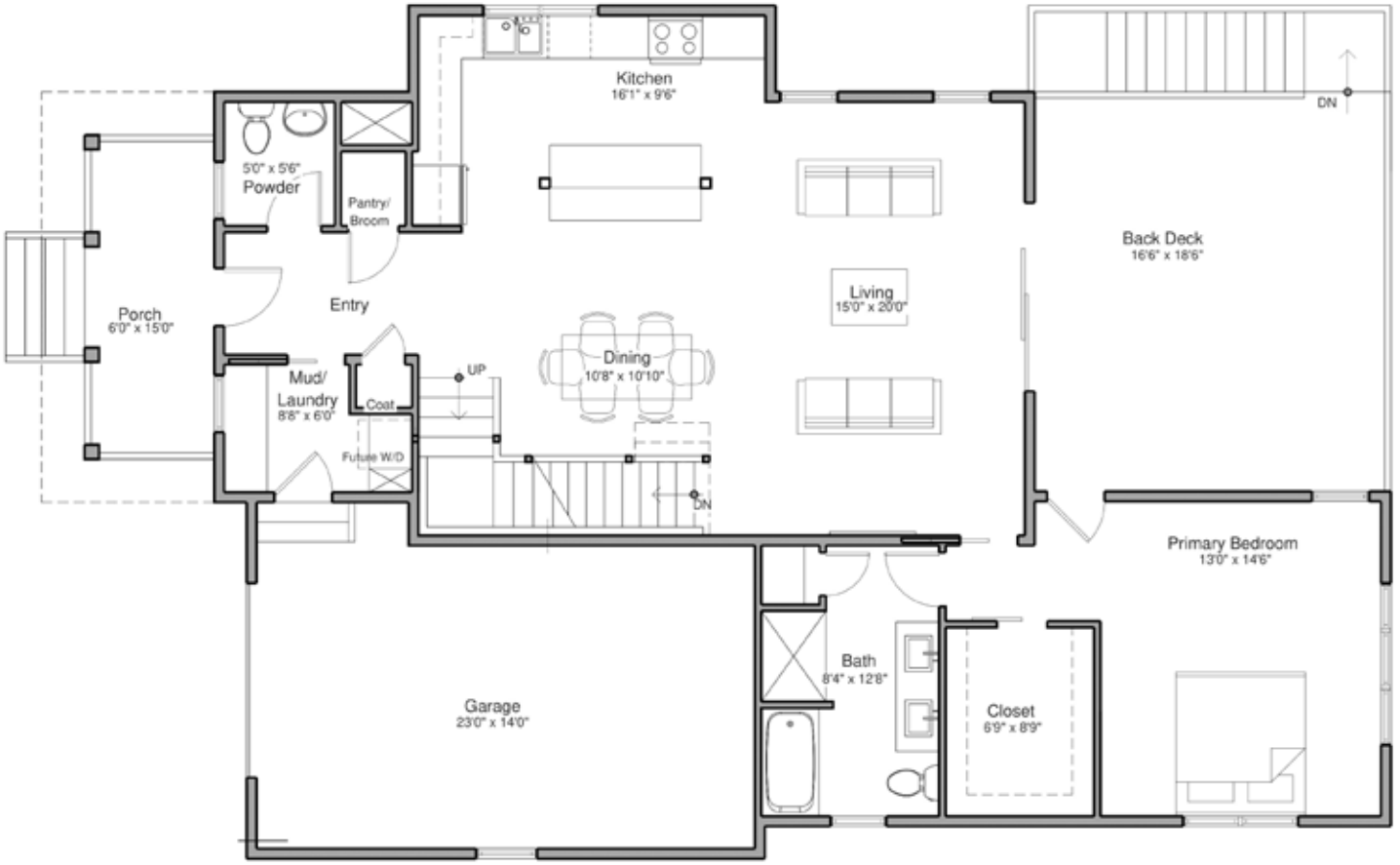



For more information, please contact:

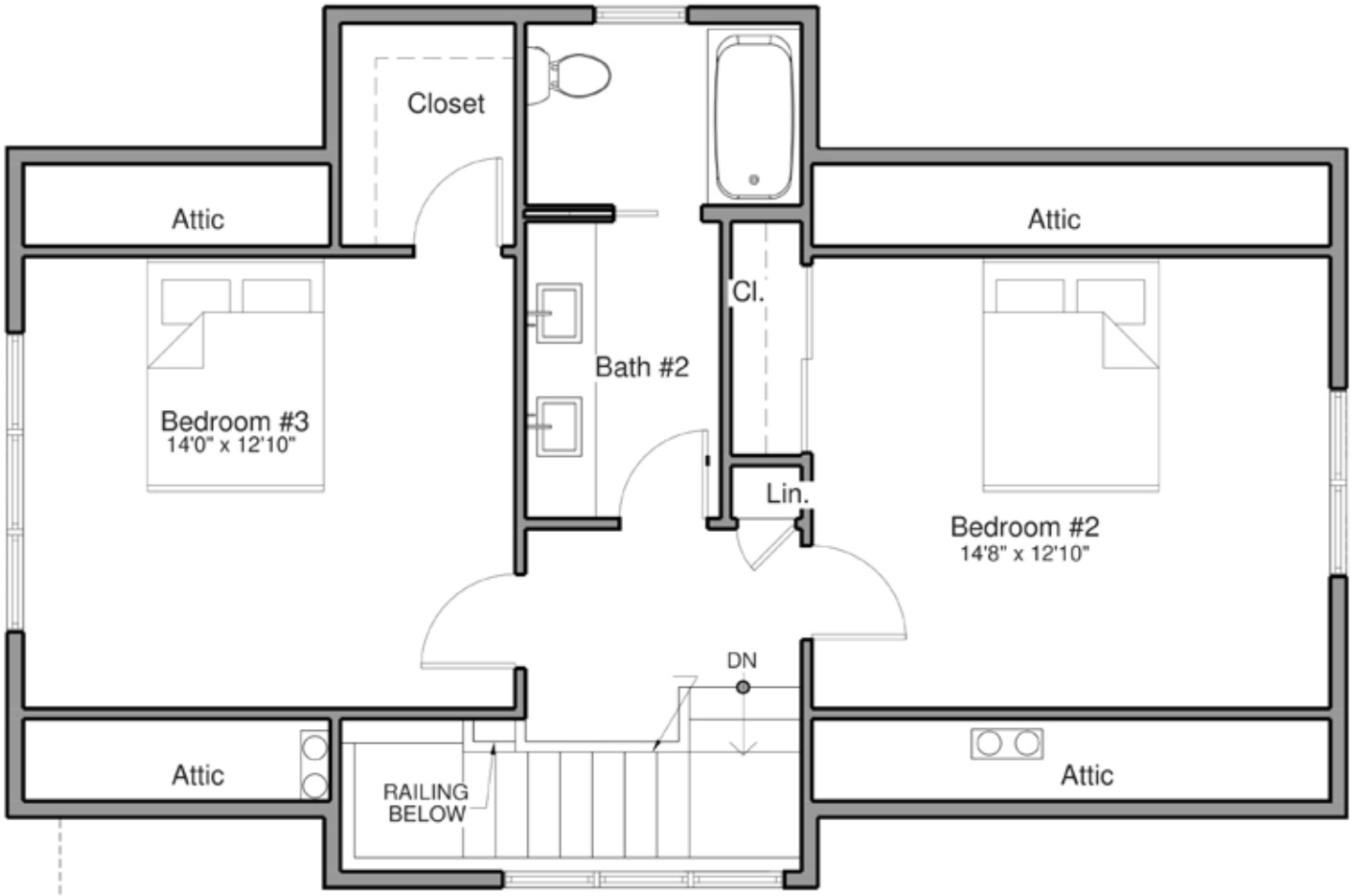
**MIKE FIGURA**
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## WALKING/BIKING/DRIVING DIRECTIONS

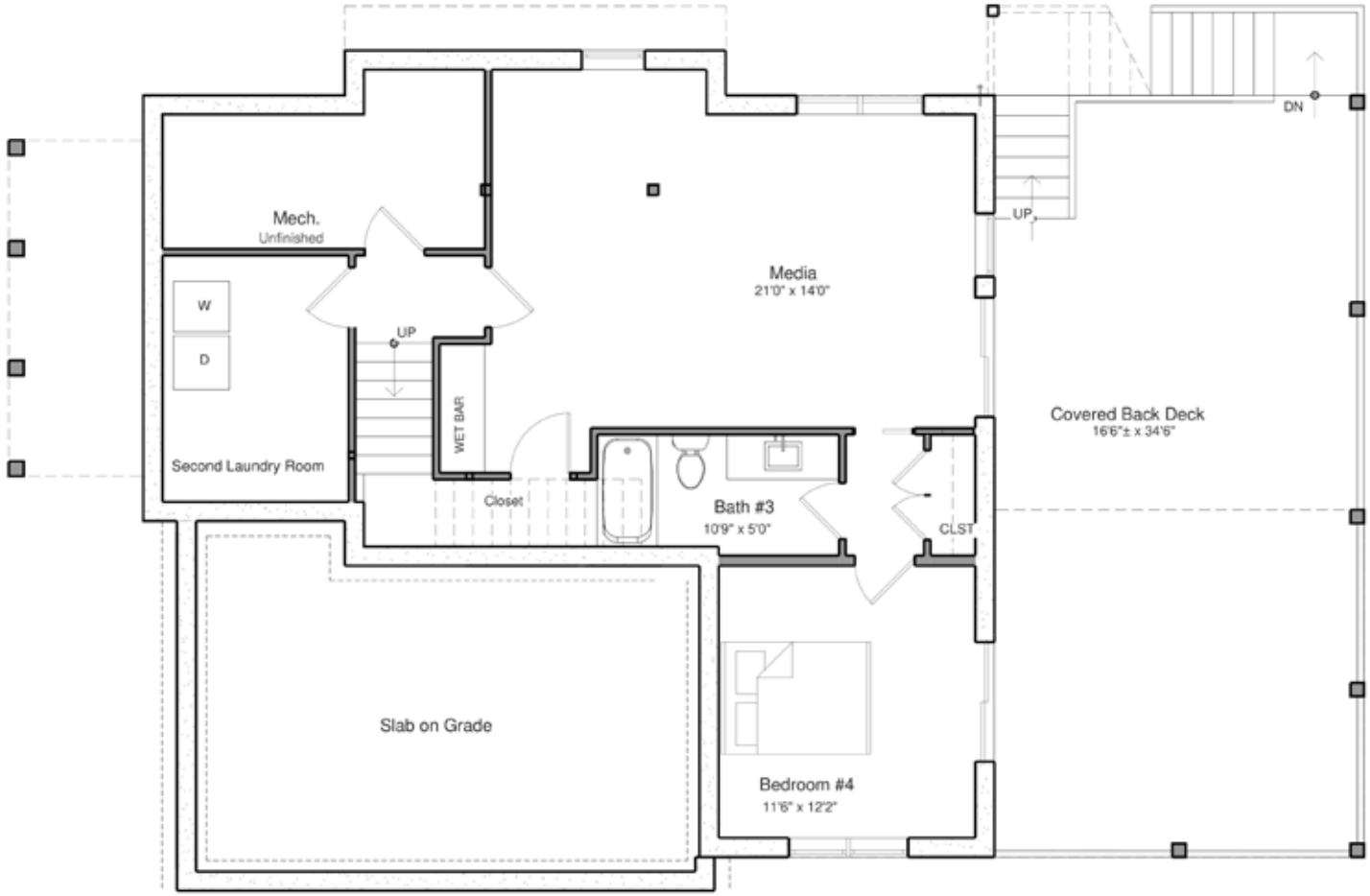
FROM DOWNTOWN ASHEVILLE: Turn onto Montford Avenue. Turn left onto Watauga Street. Turn right onto Pearson Drive. 310 Pearson Drive is on the left. Sign in the yard.


Kitchen
16'1" x 9'6"
DN
5'0" x 5'6"
Powder
Pantry/
Broom
Back Deck
16'6" x 18'6"
Porch
6'0" x 15'0"
Entry
Living
15'0" x 20'0"
Dining
10'8" x 10'10"
Mud/
Laundry
8'8" x 6'0"
Coat
UP
Future W/D
DN
Primary Bedroom
13'0" x 14'6"
Bath
8'4" x 12'8"
Closet
6'9" x 8'9"
Garage
23'0" x 14'0"

MAIN LEVEL


Closet
Attic
Attic
Cl.
Bath #2
Bedroom #3
14'0" x 12'10"
Lin.
Bedroom #2
14'8" x 12'10"
DN
Attic
RAILING
BELOW
Attic

UPPER LEVEL


Mech.
Unfinished
W
D
Second Laundry Room
UP
WET BAR
Closet
Media
21'0" x 14'0"
Bath #3
10'9" x 5'0"
CLST
UP
DN
Covered Back Deck
16'6"± x 34'6"
Slab on Grade
Bedroom #4
11'6" x 12'2"

BASEMENT