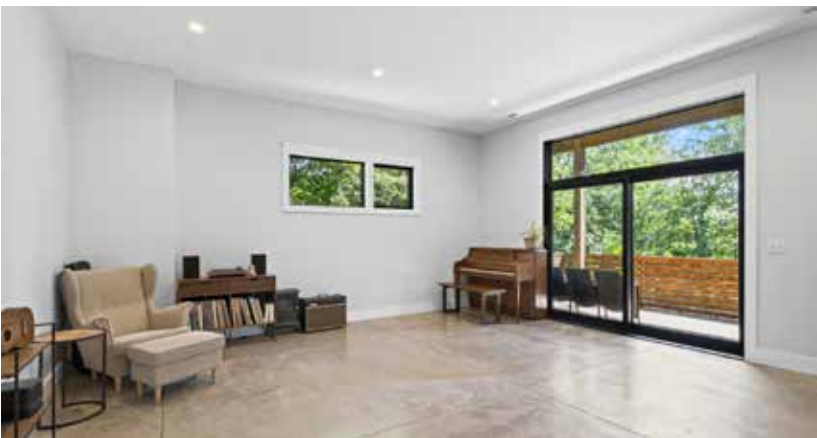


40 MALVERN WALK
ASHEVILLE, NC 28806



MOSAIC
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MALVERN WALK



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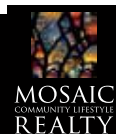
MALVERN WALK



MODERN GREENBUILT CERTIFIED LIVING IN MALVERN WALK

... a welcoming West Asheville neighborhood of custom homes. Built by award-winning Steel Root Builders, this light-filled home blends sophisticated design with healthy materials. The main level offers an attached garage, laundry, spacious primary suite, open kitchen and dining areas, and a dramatic living room with a 17-foot vaulted ceiling. The chef's kitchen invites connection with an oversized island, quartz counters, custom maple cabinetry, and local poplar shelving. Non-toxic finishes, no-VOC paints and adhesives, Pella windows, spray-foam insulation, efficient HVAC, reverse-osmosis filtration in the kitchen and a solar-panel rough-in support healthy, high-performance living. A loft upstairs connects three bedrooms, one of which is a private second living quarters with its own kitchen, bath and sunny deck and separate entry—ideal for guests, multigenerational living or rental potential. The finished lower level has tall ceilings, excellent natural light and boasts a living area, bedroom, bonus room and full bath. Enjoy outdoor living on every level, with screened and covered decks, a stone patio and garden space. Sidewalks, trails, greenways, Malvern Hills Park and Haywood Road dining and shopping are nearby, with downtown Asheville minutes away!

5 BEDS | 4 BATHS | 3,456 SF | 0.38-ACRE LOT | BASEMENT



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5 BEDROOMS | 4.5 BATHROOMS | 3,456 SF | 0.38 ACRE

FEATURES

Modern GreenBuilt Living in the Heart of West Asheville

Malvern Walk | West Asheville | Built by Award-Winning Steel Root Builders

Exquisite, versatile, and thoughtfully designed, this modern GreenBuilt certified home by award-winning Steel Root Builders offers sophisticated style, exceptional flexibility, and high-performance living in Malvern Walk—West Asheville's thriving neighborhood of custom homes.

A Lifestyle Connected to West Asheville

Enjoy an active lifestyle with convenient access to neighborhood trails, sidewalks, nearby greenways, Malvern Hills Park, and the shopping, dining, and local flavor of Haywood Road—all just minutes from downtown Asheville.

Malvern Walk offers the best of both worlds: a neighborhood setting with a strong sense of community and easy access to the outdoor recreation and urban amenities that make Asheville such a special place to call home.

Healthy, Sustainable & High-Performance Living

Designed with comfort, wellness, and efficiency in mind, this GreenBuilt home incorporates thoughtful building practices and quality materials throughout:

- Non-toxic finishes
- No-VOC paints and adhesives
- High-efficiency heating and cooling system
- Spray foam insulation
- High-quality Pella windows throughout
- Abundant windows for excellent natural light
- Solar-panel rough-in on the roof by Sugar Hollow Solar
- Durable, waterproof HydroBlok Hickory flooring

Easy Main-Level Living

Convenient one-level living is an option, with the main floor offering everything needed for everyday comfort:

- Spacious primary suite with luxurious ensuite bath
- Open living and dining areas
- Chef's kitchen with oversized island
- Powder room
- Main-level laundry room
- Attached main level garage
- Screened and covered back deck

A flowing, open floor plan creates generous spaces for gathering, while a dramatic 17-foot vaulted living-room ceiling and plentiful windows fill the home with natural light.



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FEATURES, CONTINUED

A Chef's Kitchen Designed for Gathering

The chef's kitchen combines craftsmanship, functionality, and natural materials:

- Quartz countertops
- Stainless steel appliances
- Custom-made maple soft-close cabinetry
- Local poplar wood open shelving
- Hexagon-tile backsplash
- Reverse-osmosis water filtration system
- Large center island with breakfast bar
- Local wild cedar posts adding warmth and character
- The adjoining dining area features a dazzling pendant fixture and plenty of room for a large table, creating an inviting setting for everything from casual meals to lively gatherings.

A Primary Suite Designed for Restoration

The luxurious main-level primary suite offers a peaceful retreat with a clerestory window and an exceptionally thoughtful closet and bath design.

- Jack-and-Jill-style walk-in closet connected by a linen closet
- Two quartz-topped bathroom vanities
- Zero-step entry into the ensuite bath
- Floor-to-ceiling tiled walk-in shower
- Sleek, modern fixtures and finishes

Nearby, the main-level powder room features a distinctive FoxDen Decor vessel sink and vanity, while the laundry room is tucked behind a rustic sliding barn door.

Flexible Second-Level Living

The second-floor landing overlooks the main living area through an interior balcony window, creating a fun architectural connection between levels. Generously sized, the landing provides excellent flexibility for an office, entertainment area, reading nook, or creative space.

Two roomy bedrooms with ample closet space share a full bathroom featuring:

- Vessel sink
- Custom walnut vanity
- Tiled shower and tub

CONTINUED ›



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5 BEDROOMS | 4.5 BATHROOMS | 3,456 SF | 0.38 ACRE

FEATURES, CONTINUED

Private Second Living Quarters

Adding tremendous versatility, the upstairs second living quarters provides an inviting independent living space—ideal for extended guests, an in-law suite, or potential rental use.

The second living quarters includes:

- Private kitchen with quartz countertops
- Farmhouse sink
- Retro-style refrigerator
- Full bathroom
- Small, sunny private deck

A Finished Lower Level With Tall Ceilings and Excellent Natural Light

With impressive 10-foot ceilings and direct outdoor access, the finished basement significantly expands the home's possibilities.

- Large second living area
- Bedroom
- Bonus room
- Full bathroom
- Utility room
- Direct access to the lower covered deck

The full bath features another FoxDen Decor vessel sink/vanity, along with a tiled shower/tub.

Outdoor Living on Every Level

Multiple outdoor spaces make it easy to enjoy Asheville's mild seasons and mountain lifestyle:

- Screened and covered back deck off the main level
- Lower-level covered deck with stairs connecting to the yard
- Backyard laid-and-stacked-stone patio
- Sunny private deck off the second living quarters
- Yard space for relaxing, gardening, and gathering

Whether entertaining friends, enjoying a quiet morning outdoors, or simply opening the doors and extending everyday living outside, the home offers abundant opportunities to connect with nature.

DRIVING DIRECTIONS

FROM HAYWOOD ROAD: Turn onto Sand Hill Road. Turn right onto Bear Creek Road. Turn left into Malvern Walk. From I-240, I-40 OR I-26: Take the exit for Highway 191 and head toward West Asheville. Turn left onto Shelburne Road. Turn left onto Sand Hill Road. Turn right at the end onto Bear Creek Road. Turn left into Malvern Walk. 40 Malvern Walk is on the right. Sign in the yard.



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MAIN LEVEL



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UPPER LEVEL



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BASEMENT LEVEL

