



MOSAIC
COMMUNITY LIFESTYLE
REALTY

PINNACLE AT ARABELLA HEIGHTS



16 BRITTON KNOLL PASS | ARDEN, NC 28704

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ARDEN, NC 28704



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LOCATED IN THE GATED PINNACLE AT ARABELLA HEIGHTS COMMUNITY

16 Britton Knoll Pass offers a carefree, lock-and-go lifestyle with thoughtful main-level living and sweeping, south-facing mountain views. This stylish, open floor plan is designed to take full advantage of the setting, with large windows framing the surrounding mountains and direct access to an expansive partially covered deck ideal for relaxing, dining outdoors and watching the hummingbirds. Composite decking and aluminum railings add to the home's low-maintenance appeal.

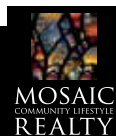
The spacious primary suite is located on the main level and includes a sitting area overlooking the mountain views, a large walk-in closet with a custom organization system, and a well-appointed bath with double vanities and an oversized walk-in shower. A second main-level bedroom can also function beautifully as a home office and connects to a Jack-and-Jill style bath. An additional bedroom with ensuite bathroom or bonus room upstairs provides flexible space for guests, hobbies or a second office.

At the center of the home, the expansive kitchen opens directly to the living and dining areas. The beautiful maple island provides generous workspace and casual seating, complemented by Silestone countertops, stainless steel appliances and a vented range hood. Engineered hickory flooring extends throughout the main level, while the living room features a contemporary fireplace and vaulted ceiling.

The main-level laundry room offers more cabinetry, storage and a utility sink. Zero-grade entry from both the front entrance and garage makes everyday access easy. The garage is equally well planned, with built-in storage, ceiling-mounted shelving and a 220V outlet for an EV charger.

Community amenities enhance the easygoing lifestyle, including a clubhouse for larger gatherings and neighborhood events, along with a walking path connecting to the shared community pool. Conveniently located in South Asheville, the home is approximately 14 miles from downtown Asheville, 3 miles from Biltmore Park and 5 miles from Asheville Regional Airport—a comfortable combination of mountain living, convenience and low-maintenance design.

3 BEDROOMS | 3 BATHROOMS | 2,193 SF | 0.12 ACRE



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LOCATION AND COMMUNITY

- Gated Pinnacle at Arabella Heights community
- Desirable South Asheville location
- Approximately 3 miles to Biltmore Park, 5 miles to Asheville Regional Airport and 14 miles to downtown Asheville
- Community clubhouse, shared pool and connecting walking path
- Lock-and-go, low-maintenance lifestyle
- Sweeping, south-facing mountain views
- Expansive partially covered deck with composite decking and aluminum railings

INTERIOR FEATURES

- Main-level living with zero-grade entry from front door and garage
- Open floor plan with vaulted ceiling and contemporary fireplace
- Engineered hickory flooring throughout main level
- Window treatments throughout, including plantation shutters in the primary bedroom and the main-level guest bedroom
- Expansive kitchen with maple island, Silestone countertops, stainless steel appliances and vented range hood
- Main-level primary suite with mountain-view sitting area, custom walk-in closet, double vanities and oversized walk-in shower
- Second main-level bedroom (or home office) with Jack-and-Jill-style bathroom and a custom closet system
- Upper-level bedroom/bonus room with ensuite bath
- Main-level laundry with cabinetry and utility sink
- Garage with 220V outlet for an EV charger, built-in storage and ceiling-mounted shelving

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-26 to Exit 37 (Long Shoals Road). West on Long Shoals then head south approximately 1.5 miles on Ledbetter Road to Arabella Lane and the gated entrance. Proceed briefly on Arabella Lane (0.2 mile; veer right at the first fork, left at the second) to Waightstill Drive, then continue on Waightstill Drive for 0.4 mile to the Pinnacle at Arabella. Turn right on Britton Knoll Pass. House will be on the left before the cul-de-sac.



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FLOOR PLANS

