



MOSAIC
COMMUNITY LIFESTYLE
REALTY

WILLOW CREEK VILLAGE



62 KIRBY ROAD | ASHEVILLE, NC 28806

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CHARMING, COMFORTABLE AND WONDERFULLY EASY TO LIVE IN

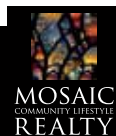
62 Kirby Road offers the space and flexibility of a larger home. This freestanding townhouse offers approximately 2,300 square feet of usable living space and a true lock-and-go lifestyle, with lawn and exterior maintenance included. Located less than half a mile from Buncombe County Sports Park, it's an ideal option for buyers who value convenience, comfort and less time spent on upkeep.

The main level opens to a private deck surrounded by the tree canopy, creating a peaceful setting for relaxing or entertaining. The main-level single-car garage keeps your car out of the elements. Upstairs, the primary suite includes a walk-in closet and a private bathroom with double vanity, freestanding soaking tub, and separate shower. An additional two guest bedrooms and laundry are located on the second level.

The lower level adds valuable flexibility with a large bonus area, additional storage, a private bathroom and its own private deck. Whether used as a guest space, home office, media room or recreation area, this lower level provides plenty of room for spreading out.

With multiple outdoor living spaces, generous interior space and exterior maintenance simplified by the HOA, 62 Kirby Road offers the rare combination of space, privacy and low-maintenance living.

3 BEDROOMS | 3.5 BATHROOMS | 2,299 SF | TOWNHOME



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FEATURES

- **Freestanding townhouse** offering an easy, low-maintenance lifestyle
- **Approximately 2,300 square feet** of usable living space
- **Lawn and exterior maintenance included** in HOA fees
- **Less than 0.5 mile** from Buncombe County Sports Park
- **Ideal for a lock-and-go home**—or for buyers looking to minimize the exterior upkeep
- **Attached one-car garage**
- **Covered front entry**
- **Kitchen with granite countertops** and abundant cabinetry
- **Large kitchen island with bar seating**, stainless steel appliances, and recessed kitchen lighting
- **Convenient main-level half bath**
- **Main-level deck** surrounded by mature trees for a tree-canopy setting
- **Built-in deck seating**
- **Generously sized primary bedroom suite** with recently renovated primary bathroom
- **Double-sink vanity** in primary bath, freestanding soaking tub and separate tiled walk-in shower with glass enclosure
- **Upper level** includes the primary bedroom plus two guest bedrooms, and laundry
- **Large lower-level bonus/flex space** with private bathroom
- **Additional lower-level storage**
- **Covered lower-level deck** offers another private outdoor retreat
- **Flexible three-level floor plan** with room for spreading out
- **Convenient Asheville-area location** with recreation just minutes away

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take take I-40 West to Exit 44. Turn right onto Acton Circle, then turn left onto Sand Hill School Road. Continue approximately 0.5 mile and turn right onto Kirby Road. In approximately 0.1 mile, turn left to stay on Kirby Road. 62 Kirby Road will be on the right.



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