

# 11 Briar Ridge Drive

Fairview, NC 28730 · Buncombe County

**3**

BEDROOMS

**2**

BATHROOMS

**1,949**

SQ FT FINISHED

**0.81**

ACRES

**2007**

YEAR BUILT

***Situated at treetop level in the quiet enclave of Briar Ridge, this meticulously cared for residence offers year-round mountain views, an elevated standard of finish, and the rare confidence of knowing that every major system has been thoughtfully addressed. This is not a home that merely shows well — it is one that has been genuinely, deliberately improved.***

## THE RESIDENCE

- 3 bedrooms + detached studio/media room (342 sq ft)
- Cathedral-ceiling great room with vented fireplace
- Open floor plan · Hardwood & tile throughout
- 2-car attached garage · Covered front, back & side porches
- No HOA · Private road · Well & septic

## INFRASTRUCTURE & SYSTEMS

- New shingle roof — 2023
- Full driveway replacement — 2026
- Professional regrading with retaining walls — 2024
- Anderson solid-core basement entry door — Jan 2024
- Anderson kitchen sliding glass door — Jan 2024
- New storm door — Jan 2026
- New garage door with full system replacement & opener
- Freshly painted throughout — kitchen, master, baths, studio, living room, office, garage floor

## WATER PURIFICATION

- Whole-house filtration: auto-clean sediment, 3-stage metal & mineral, hard water conditioning, UV LED bacterial treatment
- Dedicated 6-stage reverse osmosis drinking fountain at kitchen sink
- Independent service bypass for hassle-free maintenance

## MASTER SUITE — FULLY RENOVATED 2024

- Complete gut renovation — every structural element inspected & verified
- Freestanding clawfoot soaking tub
- Toto toilet with heated seat & integrated bidet
- Custom finishes throughout

## KITCHEN & APPLIANCES

- Café suite: dual convection oven, convection microwave, glass stovetop (~2 years)
- Bosch refrigerator (~2 years) · Secondary garage refrigerator · Beverage refrigerator (2025)
- Washer & Dryer — 2023

## SMART HOME & ENTERTAINMENT

- Philips Hue intelligent lighting — master suite & living room, bridge included
- Integrated surround sound — living room installed; studio fully pre-wired
- Basement infrastructure ready to finish: plumbing roughed in, electrical panel in place

## GROUNDS & SETTING

- Year-round mountain views at treetop elevation
- Spectacular fall foliage & spring flowering canopy
- Two established in-ground garden beds with rich compost soil
- Fruit-bearing: fig trees, plum tree, thornless blackberries, raspberries, strawberries
- Self-sustaining vermiculture compost system
- Restored & restrained front porch