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28 Falling Star Court, Fletcher, North Carolina 28732-0257

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List \$: **\$1,449,000**

MLS#: **4375003** Category: **Residential** County: **Buncombe**
 Status: **INC** Parcel ID: **& 9685-12-1409-00000 + more** Acres: **1.15**
 Legal Desc: **DEED DATE: 08/21/2015 DEED: 5346-0363 SUBDIV: GRAND HIGHLANDS** Zoning: **OU**
 City Tax Pd To: **No City Taxes Paid** Tax Val: **\$1,545,900** Deed Ref: **5346/363**
 Subdivision: **Grand Highlands At Waterford Lakes** OSN: **Canopy MLS**



General Information

Type: **Single Family**
 Style: **Contemporary**
 Levels Abv Grd: **1 Story w/Bsmt**
 Const Type: **Site Built**
 SubType:

School Information

Elem: **Fairview**
 Middle: **Cane Creek**
 High: **AC Reynolds**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds
Main:	3	3/1	3,054	0	3
Upper:	0	0/0	0	0	3/1
Third:	0	0/0	0	0	2016
Lower:	0	0/0	0	0	No

Below Grade

Lowest BG Lvl:	# Beds	FB/HB	HLA	Non-HLA	Cons Status:
0	0/0	0	1,100		

Second LQ

2LQt:	# Beds	FB/HB	HLA	Non-HLA	Builder:
0	0/0	0	0		Model:

Prop Compl:

Above Grade HLA: **3,054** Additional SqFt:
 Tot Primary HLA: **3,054** Garage SF: **938**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Spcl Cond: **None**
 Rd Respons: **Privately Maintained Road**
 Addl Parcels: **9685-12-1342-00000**

Ownership: **Seller owned for at least one year**

Room Information

Main	Prim BR	Bath Full	Bedroom	Bath Full	Bedroom
	Bath Full	Bath Half	Kitchen	Laundry	Living Rm
	Office	DiningArea	DiningArea		

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **3** Carport: **No** # Carport Spc:
 Covered Sp: **Open Prk Sp: No** # Assg Sp:
 Driveway: **Asphalt** Prkng Desc:
 Parking Features: **Garage Attached, Garage Door Opener, Garage Faces Side**

Features

Lot Description: **Cul-De-Sac**
 View: **Water**
 Windows:
 Fixtures Exclsn: **No**
 Foundation: **Basement**
 Accessibility:
 Exterior Cover: **Hardboard Siding, Stone Veneer**
 Road Surface: **Paved**
 Roof: **Architectural Shingle**
 Security Feat: **Security System**
 Appliances: **Dishwasher, Gas Range, Microwave, Refrigerator with Ice Maker, Tankless Water Heater, Washer/Dryer**
 Floors: **Wood**

Utilities

Sewer: **Septic Installed** Water: **City Water**
 Heat: **Natural Gas** Cool: **Central Air**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mangemnt: **Baldwin Real Estate** HOA Phone: **828-684-3400** HOA Fee: **\$5200/Annually**

Public Remarks

Welcome to luxury mountain living in the gated community of Grand Highlands at Waterford Lakes. Built in 2016, this stunning custom-built home offers 3,054 sq ft of beautifully designed one-level living with 3 bedrooms, 3 full bathrooms, and 1 half bath, blending timeless craftsmanship with modern comfort. Thoughtfully designed for everyday ease and convenience, all primary living spaces are located on the main floor. Situated on beautifully landscaped grounds and including an adjoining 1.11-acre lot, this property offers exceptional privacy and an impressive setting. From the moment you arrive, the striking stone and stucco exterior, mature landscaping, and inviting covered entry create unforgettable curb appeal. Inside, soaring 12-foot ceilings in the living room and 11-foot ceilings in the kitchen and dining areas enhance the home's spacious and elegant feel. The living room is centered around a natural gas fireplace with custom built-ins, while the dedicated office also features beautifully crafted built-in cabinetry. Designed for both entertaining and everyday living,



the chef's kitchen, which was featured in Carolina Home + Garden magazine is equipped with premium Thermador appliances, including a natural gas range and dishwasher, along with a Sub-Zero French door refrigerator. The open-concept layout flows seamlessly into the dining and living spaces, all positioned to take advantage of the peaceful outdoor setting. The expansive back deck serves as an extension of the living space, with access from the primary suite, living room, and dining area. Enjoy relaxing seasonal views overlooking Waterford Lake while surrounded by the serenity of this private mountain community. Additional highlights include a spacious 3-car garage, on-demand hot water system, hot and cold exterior water spigot, partial unfinished basement with approximately 1,100 sq ft and 11-foot ceilings, and quality finishes throughout. The thoughtful floor plan offers generous bedroom suites, abundant storage, and the comfort of effortless one-level living. Conveniently located near Hendersonville and Asheville, this exceptional property offers the perfect combination of luxury, privacy, and mountain charm. This home is sold separately without the adjacent lot under **MLS#4375570**

Agent Remarks

This home is sold separately without the adjacent lot under **MLS#4375570**

Showing Instructions, Considerations, and Directions

Showing Service

From Interstate 40 East or West, take Exit 53A to merge onto Interstate 26 East toward Hendersonville/Spartanburg. Continue approximately 6 miles and take Exit 40 for Airport Road/NC-280 toward Fletcher. Turn left onto NC-280/Airport Road and continue approximately 2.5 miles. Turn right onto Butler Bridge Road, then continue to the entrance of Grand Highlands at Waterford Lakes. After entering the gated community, follow Grand Highlands Drive and turn onto Falling Star Court. The home at 28 Falling Star Court will be on your left.

List Agent/Office Information

DOM:		CDOM:		Expire Dt:	11/01/2026
Mkt Dt:	05/01/2026	UC Date:		DDP-End Dt:	
Agent/Own:	No			Off Mkt Dt:	
For Appt Call:	800-746-9464			List Agreeemnt:	Exclusive Right To Sell
List Agent:	Jeff Candler (jc12345) 			Agent Phone:	828-702-8427
List Office:	Keller Williams Professionals (NCM12570)			Office Phone:	828-254-7253
Co-List Agent:	Janette Vidal (85610)			CoAgt Phone:	828-767-7250
Co-List Office:	Keller Williams Professionals (NCM12570)			CoOff Phone:	828-254-7253
Seller Name:	Of record			Full Service:	Full Service
Web URL:				Visibility:	Public

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