



Breedlove[®]

FARMS | ESTATES | LAND

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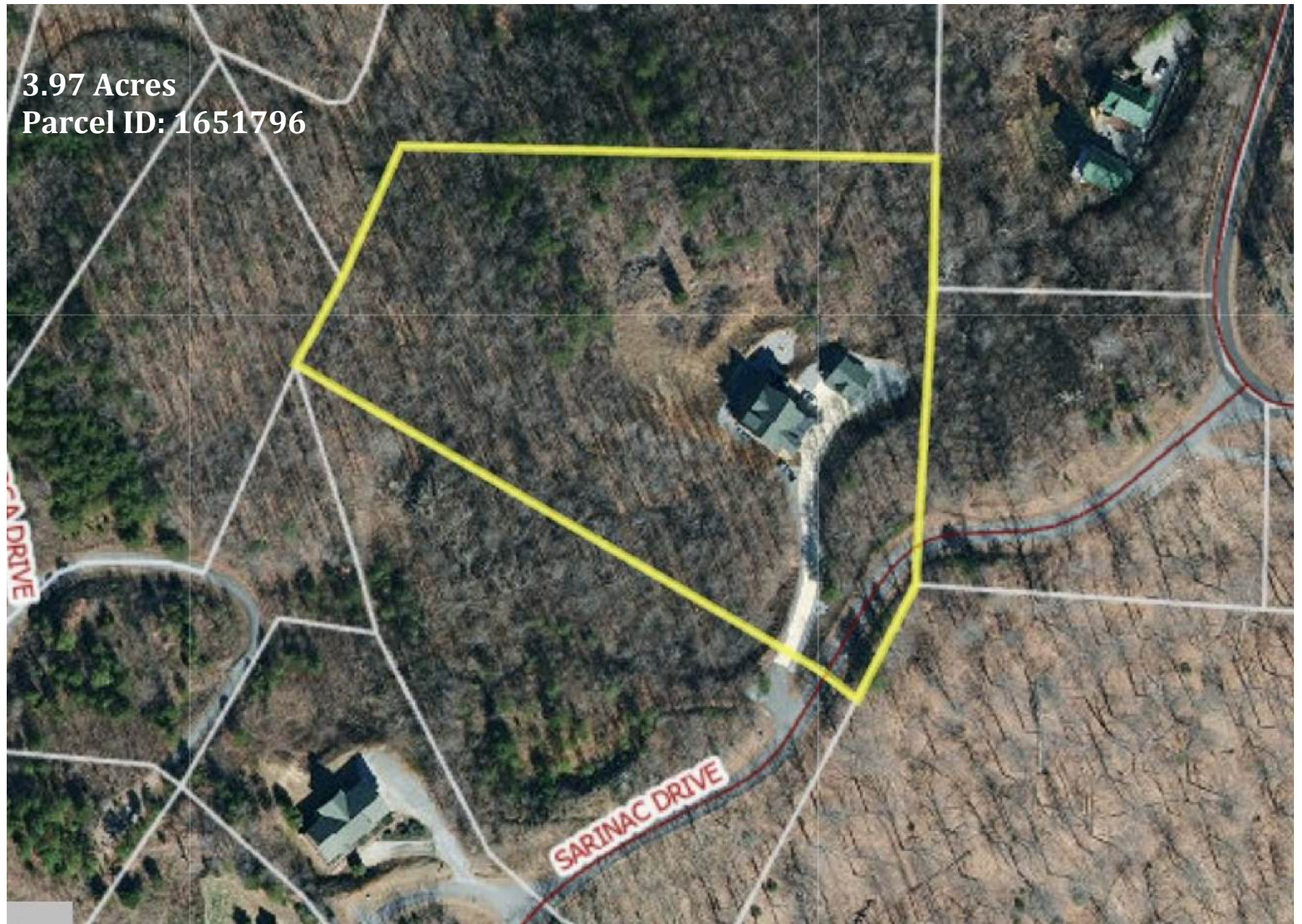
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Property Aerial



146 Sarinac Drive, Bostic, North Carolina

Tucked away within the gated Yellowtop Mountain community, this beautifully crafted mountain retreat offers nearly four acres of privacy, long-range western mountain views, and a peaceful wooded setting. Built in 2019, the home blends timeless mountain architecture with thoughtful modern comforts, creating an inviting escape designed to be enjoyed year-round. White pine half-log siding, metal roof accents, and expansive outdoor living spaces immediately set the tone for the quality and care found throughout the property.

Inside, approximately 4,000 square feet of living space spans three thoughtfully designed levels. Vaulted wood ceilings and expansive windows define the great room, filling the space with natural light and framing panoramic Blue Ridge Mountain views. A stone fireplace anchors the space and flows seamlessly into the open kitchen and dining area, which features granite countertops, maple shaker-style cabinetry, and a full suite of appliances ideal for both everyday living and entertaining. The primary suite offers a private retreat with deck access and a spa-inspired bath, while the second level includes two additional bedrooms, a full bath, and a flexible loft overlooking the great room. The lower level further expands the home's versatility with a spacious flex room, additional bedroom, full bath, and abundant storage.

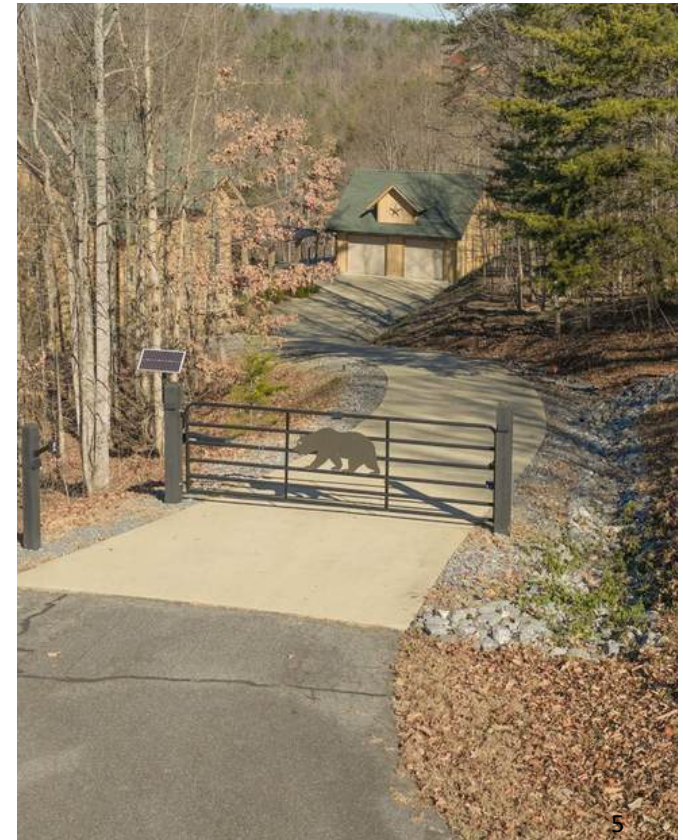
Outdoor living is exceptional, featuring a wraparound front porch, a screened porch with stone wood-burning fireplace, and an expansive back deck perfect for enjoying mountain sunsets and fresh air. The grounds include wooded privacy, a gently sloping backyard, and a seasonal creek.

Despite its peaceful setting, the property remains conveniently located. Shopping and dining in Forest City including Belk, Walmart, Ingles, and Food Lion are approximately 20–25 minutes away, while Asheville and its regional airport are within about an hour's drive and Charlotte Douglas International Airport is reachable in roughly 1½ hours.

Complete with a two-car garage, modern mechanical systems, high-speed internet availability, and a private well and septic system, this inviting mountain home offers a refined lifestyle that blends privacy, comfort, and natural beauty, making it equally well suited as a full-time residence or a luxurious second-home retreat.

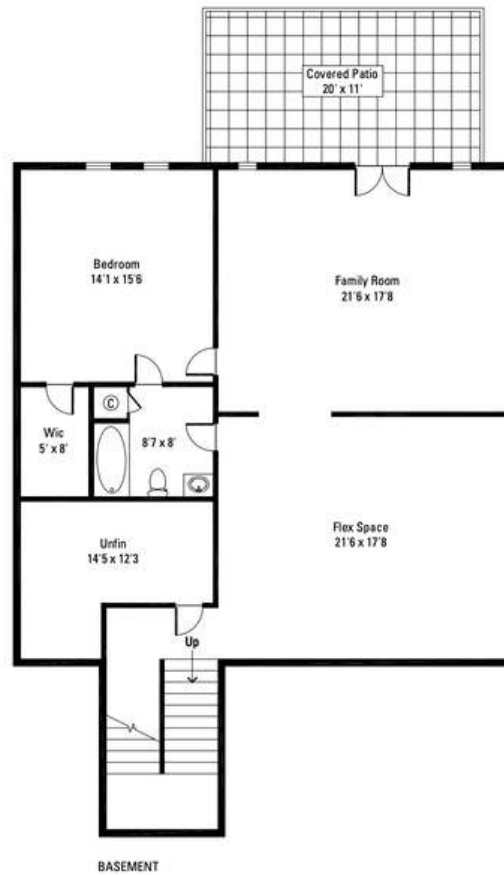
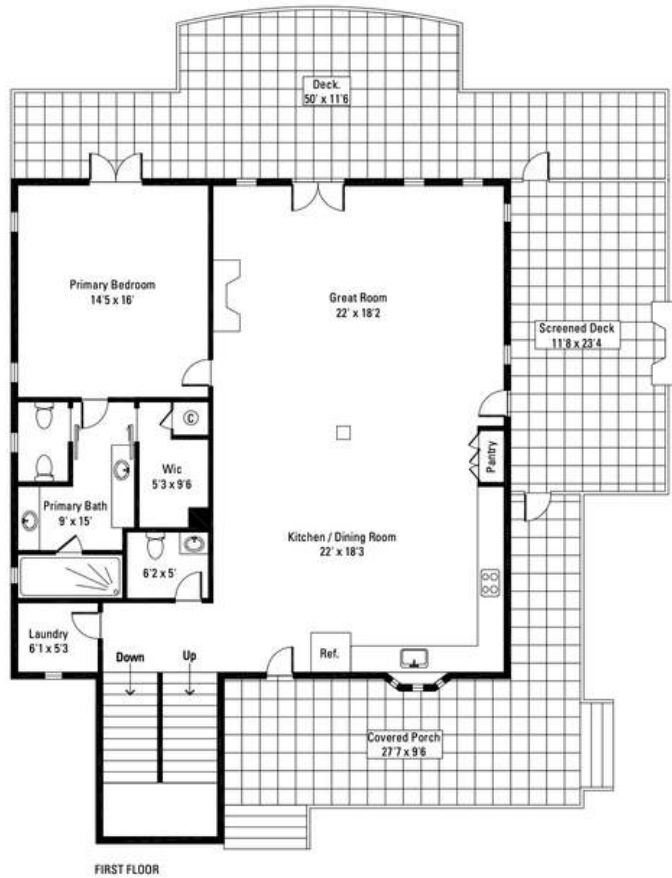
Exterior Features

Log Siding Crafted from White Pine Half-Logs
LP Smartside Wood Siding & Stone
Superior Walls Precast Concrete Foundation
Metal Roof Accents & Gable Asphalt Roof (2018)
Concrete Driveway
Solar Powered Gated Entrance
Cardinal Windows
Gravel Firepit Area
Stone & Wood Steps Leading to Garage



House Floor Plan

Main Floor	1,595sf
Finished Basement	1,442sf
2nd Floor	1,082sf
Total Net Livable <i>(rounded)</i>	4,120sf



Interior Features

4,120 sf — 3 Levels/Built 2019

4 Bedrooms/3.5 Bathrooms

8-Inch Hickory Engineered Hardwood Flooring — Main Level

Westward Facing, Long-Range Mountain Views

Douglas Fir Staircase w/Spacious Landing

Vaulted Tongue & Groove Ceiling — Great Room

Shiplap & Reverse Board & Batten Accent Walls

Granite Countertops Throughout

Shaker-Style Maple Cabinetry w/Pantry Pullouts

Loft w/Open Bannister Railing Overlooking Great Room

Multiple Walk-In Closets — Including Primary Suite & Lower- Level

Bedroom Vinyl Plank Flooring (*Lower-Level Living Areas*)

Walkout Lower-Level Opening to Patio



Great Room

2-Story Vaulted Wood Ceiling

Wall-of-Windows Overlooking Deck w/Long-Range Mountain Views

Reverse Board & Batten and Shiplap Accent Wall

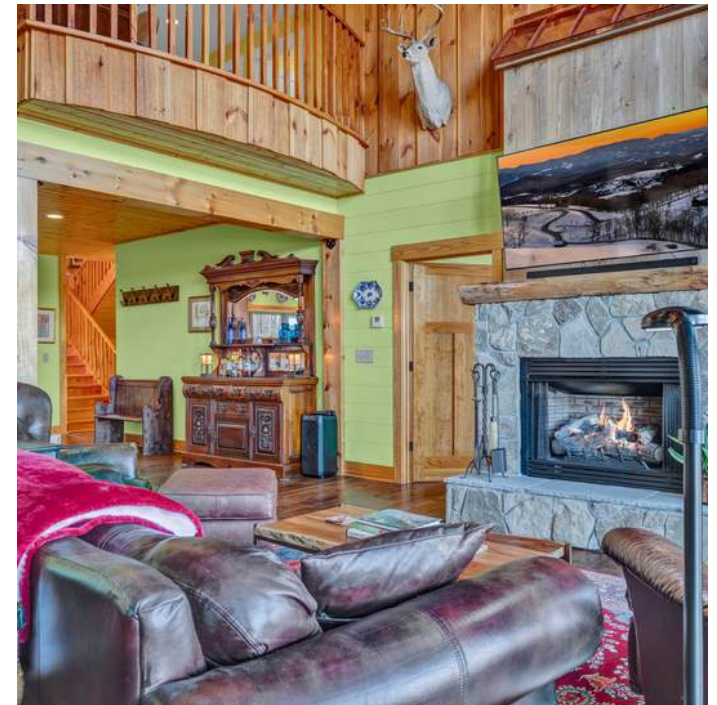
Rock Gas Fireplace w/Copper Accents/Raised Hearth/Wood Beam Mantle

Floating Wood Display Shelves

Open to Second-Floor Loft

French Doors Provide Access to Large Deck

Access Door To Screen Porch





Kitchen/Dining Area

Granite Countertops w/Subway Tile Backsplash Shaker Maple Cabinetry Wall Pantry w/Pullout Shelves Large Bay Window Over Sink Wood Tongue & Groove Ceiling w/Recessed Lighting Gas Range w/4 Burners/Griddle/Vent Hood Samsung Refrigerator w/Freezer Drawer & Dispenser Bosch Dishwasher GE Microwave Samsung Oven w/Cookie-Sheet Cabinet Lazy Susan Cabinet Metal & Rope Wagon Wheel Dining Table Light Fixture Open Layout Connecting Kitchen/Dining/Great Room





Main Level Primary Suite

Westward Facing Mountain Views (*Great Sunsets*)

French Doors Accessing Large Deck

Shiplap Walls

Ceiling Fan

Bathroom

Semi-Frameless Glass & Tile Shower w/Body Jets

Built-In Bench & Cubbies

Rain Head & Handheld Shower

Private Water Closet w/Bidet

Dual Vanity w/Makeup Counter

Granite Countertops

Tile Floor

Walk-In Closet





Laundry Room

Maytag Washer & Dryer

Built-In Cabinetry

8-Inch Hickory Engineered Hardwood Flooring



Powder Bath

Half Bath w/Granite Countertop

Cabinet Storage & Drawers Under Sink Vanity

8-Inch Hickory Engineered Hardwood Flooring

Second Level

2 Guest Bedrooms, 1 Full Bath, & Large Loft Area

Douglas Fir Staircase Leading To Spacious Loft Area

Both Bedrooms Open Off The Loft

Loft

Flexible Space Ideal for Office/Sitting Area

Open Railing Overlooking the Great Room & Mountain Views

Storage/Linen Closet



Second Level (cont.)

Bedroom 1

Ceiling Fan

Walk-In Closet Western

Mountain Views



Bedroom 2

Ceiling Fan

Wall Closet



Bathroom

Dual Vanity w/Marble Countertops

Private Water Closet w/Linen Storage

Shower/Tub Combination





Lower Level

Vinyl Plank Flooring Throughout

2 Large Flex Spaces Suitable for Office/Gym/Media Room/Bonus Area
Glass Access Door to Covered Lower Patio

Additional Unfinished Storage Area Under Stairs

Large Unfinished Storage & Mechanical Area w/Built-In Shelving

Bathroom

Full Bathroom w/Cabinet & Marble Counter

Tile Surround Shower/Tub Combo

Linen Closet Accessed from Bedroom & Flex Space

Bedroom

Ceiling Fan

Large Walk-In Closet



Outdoor Living

Wraparound Front Porch

Composite Top Handrail w/Cable Railing

Tongue & Groove Ceiling

Screened Porch

23'4" x 11'8" Rock Wood-Burning Fireplace

Ceiling Fan Screen Doors Opening to Wraparound Porch
& Deck Glass Door to Great Room

Back Porch/Deck

50' x 11'6" Gooseneck Carriage Lights Cable Railing
w/Composite Top Handrail (2019)

Cedar Wood Beam Accents

Lower-Level Patio

20' x 11' Concrete Patio Accessible from Lower-Level
Flex Space Adjacent to Gravel Firepit & Stairs to Garage



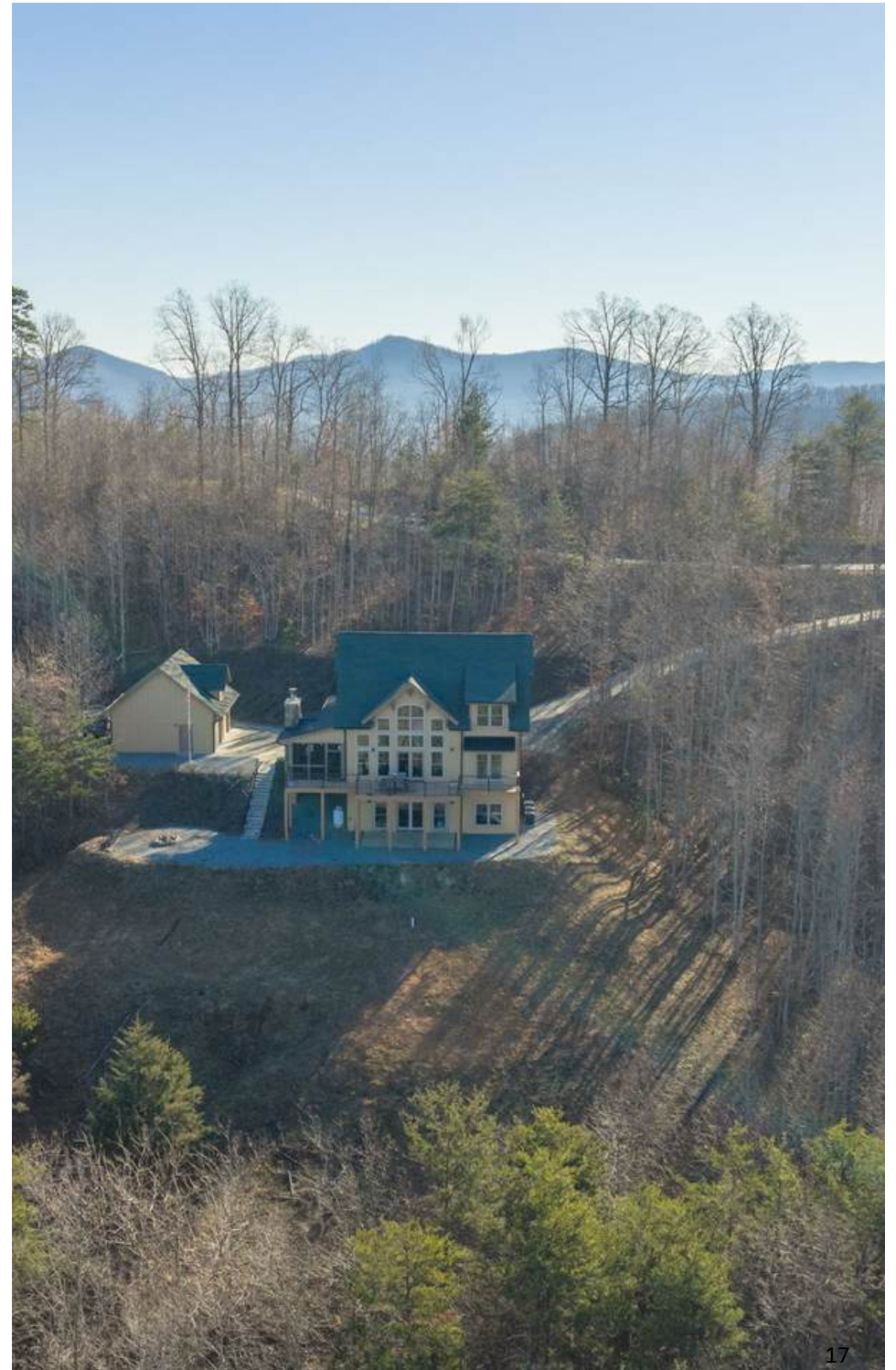
Property Features

Wooded 3.97-Acre Property

Cleared, Gently Sloping Backyard Seasonal Creek

Gravel Fire-Pit Area w/Stone & Wood Steps Leading to Garage

Mature Landscaping/Flagpole



Detached Garage

Spacious 2-Car Garage

Insulated Aluminum Automatic Garage Doors

Built-In Shelf Storage

Overhead Hanging Storage Systems

Negotiable Workbench & Mounted TV

110-Watt Electrical Panel — Accommodates 240V Service

Exterior Access Door for Easy Entry to Yard & Driveway

Unfloored Attic Storage Space



Community Features

Private, Gated 1,100-Acre Mountain Community Offering A Peaceful Yet Active Lifestyle

Beautiful Mountain Views & Endless Outdoor Recreation Including Hiking, Fishing, & Wildlife Watching

Welcoming Mix Of Full-Time Residents & Second-Home Owners In A Serene Natural Setting

Annual Community Social Event Encouraging Connection Among Residents

Convenient Access To Nearby Towns Including Forest City, Rutherfordton, Lake Lure, Chimney Rock, Bat Cave, & Asheville

Just Over An Hour To Major Airports & City Venues While Enjoying A Private Mountain Setting



Mechanicals

Private Well & Septic System (*Pumped 2023*)
125-Gallon Leased Propane Tank (*North State*)
(*Cooktop & Fireplace*)
3 Heat Pumps (*2019*)
50-Gallon Electric H₂O Heater (*2018*)
Iron Filtration System
Wired for Generator
Skyrunner Wi-Fi
Wired for Cable & Dish TV
Transferable Termite Bond w/Right Way Control
Crawlspace Storage Accessible on Both Sides of Stairway
(*Lower Level*)





Blue Ridge Mountains

Lookadoo Mountain

Fork Mountain

Yellow Spot

Scott Mountain

Grassy Ridge Bald

Little Table Rock Mountain

Humpback Mountain

Laurel Knob

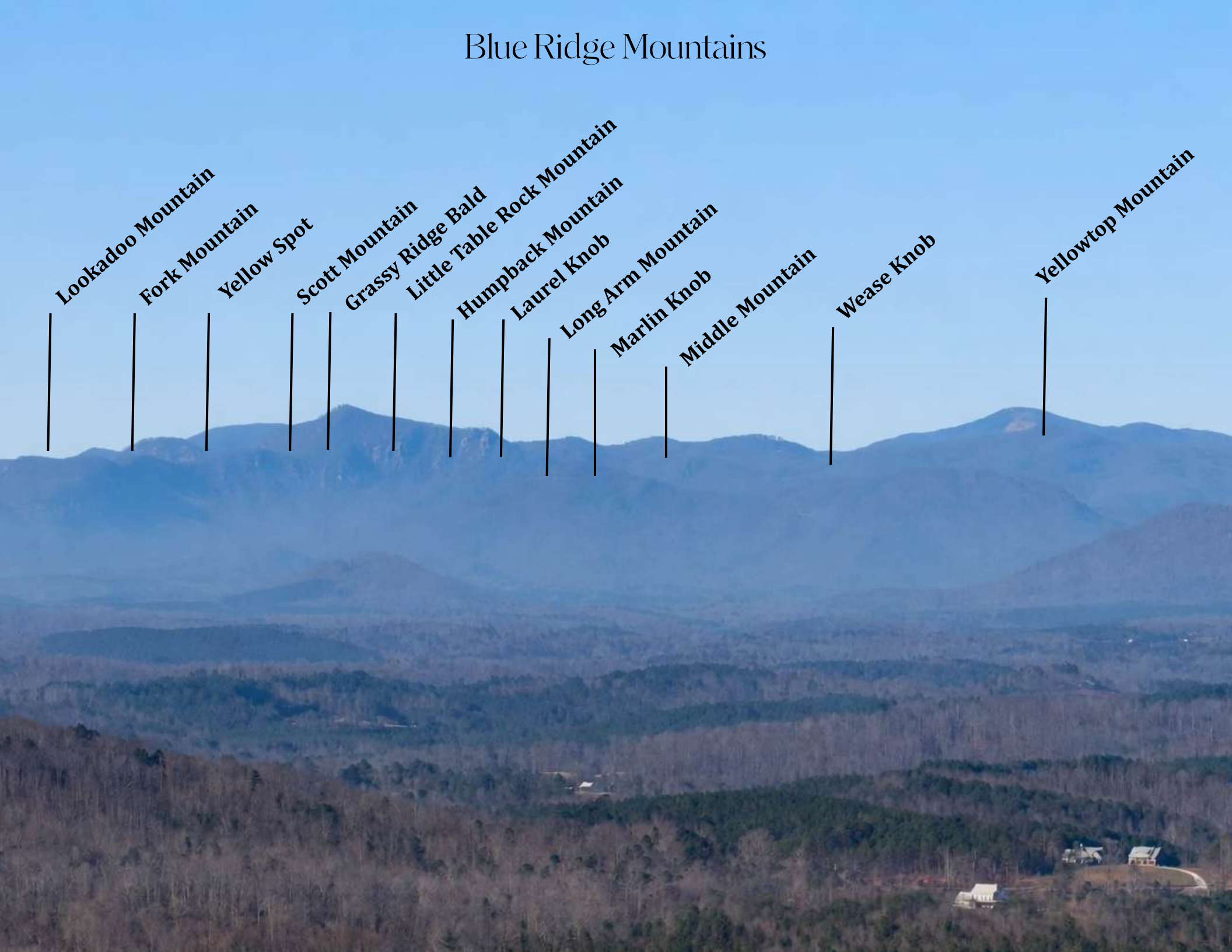
Long Arm Mountain

Marlin Knob

Middle Mountain

Wease Knob

Yellowtop Mountain



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