



LOOKING GLASS REALTY

FOR *Sale*

534 LOUISIANA AVE., SALUDA, NC 28773
OFFERED AT \$675,000






Welcome To Heaven Hill

Driving up a tree-lined, winding driveway that leads to a circular driveway, you arrive at the front of the farmhouse with brick walkways and welcoming screened-in porch. Built at the turn of the 20th century by local craftsmen, this farmhouse offers a glimpse into a bygone era with its classic design and subtle character.

The surrounding 2.5+ acre yard is spacious with shady mature trees and flower gardens, providing a private and tranquil setting. Inside, the farmhouse maintains original hardwood heart pine floors and large windows that fill the space with natural light. The kitchen is modernized and adjacent to the family room with cozy fireplace presenting space for family get-togethers and entertaining guests. Bead board ceilings and walls and wood trimmed windows add to the bucolic charm and authenticity of the farmhouse.

The primary ensuite bedroom and bath on the main floor were added in 2005 and private from the other main floor bedroom. Natural sunlight comes in through a skylight and large windows creating a cheerful room. You will appreciate the roomy walk-in closet, with convenient laundry across the hall.

Spend summer days relaxing and enjoying mountain breezes on the large screened-in front porch. Wind down your day in the evenings on the patio with your favorite beverage. "Heaven Hill," as the locals call it, embodies a blend of historical charm and comfort providing a serene and welcoming home.

 4 ROOMS  2.5 BATHS  2,267 SQFT

HIGHLIGHTS

- Historic 2-story farmhouse built around the turn of the 20th century
- Authentic heart-pine flooring
- Wood-trimmed casings on windows
- Primary ensuite bedroom and guest bedroom on main floor
- Modernized kitchen with adjacent gathering room with wood beams
- Two gas log fireplaces, gathering room and primary bedroom
- New ductwork throughout and HVAC serviced-Dual system
- Screened-in front porch and back patio
- 2.5 acres with shady trees and gardens
- Recent inspections and repairs to plumbing and electrical system
- Only 1 mile to downtown Historic Main St., Saluda, NC. but in county so no city taxes. Easy walk to town.
- Within 30-40 minutes to Asheville, NC, Greenville, SC, Spartanburg, SC and only 10 miles to Historic Hendersonville, NC.

EXTERIOR

- Lot acreage is 2.5 acres with shady trees and flower gardens
- Covered front screened-in porch and back brick patio
- Low maintenance vinyl siding
- Gravel, tree-lined driveway

LIVING ROOM

- Hardwood flooring
- Wood casings around windows
- Decorative wall molding and high baseboards

KITCHEN/GATHERING ROOM

- Bay window
- Breakfast nook
- Stainless steel appliances
- Hardwood flooring
- Overlooks back patio
- Wood beams in vaulted ceiling
- Adjacent to gathering area for guests and family with gas-log fireplace and built-in cabinets
- Ceiling fan

DINING ROOM

- 11 X 17 room seating 12+ people
- Heart pine floors
- Beautiful antique French chandelier

DEN

- Hardwood floors
- Ceiling fan
- Original beveled windows into dining room
- Large windows overlooking patio and backyard

Please visit lookingglassrealty.com for more photos and property information

EN-SUITE PRIMARY BEDROOM/BATH

- 12 X 19 bedroom
- On main floor
- Skylight
- Ceiling fan
- Hardwood flooring
- Walk-in closet
- Laundry in closet
- Claw foot tub in bathroom

MAIN FLOOR GUEST BEDROOM

- Bead board ceilings
- Ceiling fan
- Two closets
- Shares hallway bathroom

SECOND FLOOR 2 BEDROOMS

- Bead board ceilings
- Ceiling fans
- Heart-pine floors
- Share upstairs bath

GARAGE

- 2 Story one-car garage
- Entrance door
- Ample storage on unfinished second level
- Workbench
- Detached, 642 SF

Furnishings were thoughtfully chosen for the home and would be available in separate sale.. This curated collection features a charming blend of antiques and modern accents. Ask for more details.

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