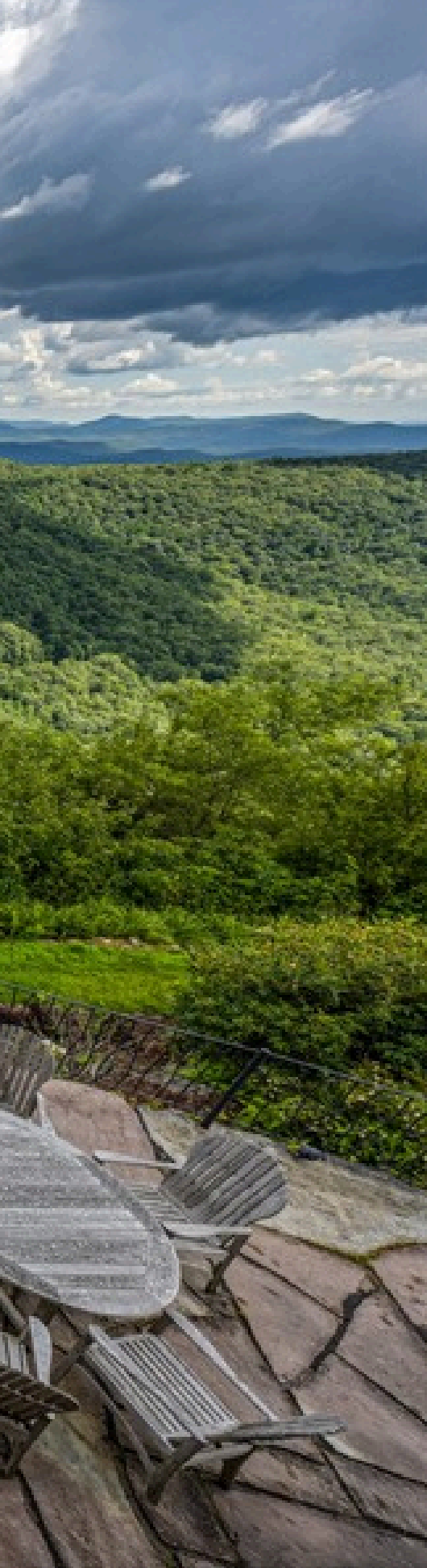


770 MEADOW RIDGE DRIVE

LAKE TOXAWAY ESTATES







THE PROPERTY

Perched on more than 7 private acres in Meadow Ridge, this exceptional mountain estate offers some of the finest long-range views in Lake Toxaway, overlooking Cold Mountain, Panthertail Mountain, and the Blue Ridge Parkway. Designed for both luxury and comfort, the home features beautifully crafted interiors, expansive gathering spaces, a private guest suite, and remarkable outdoor living areas surrounded by professionally landscaped grounds, a stream, and waterfall. Offered fully furnished with some exceptions, this is an extraordinary opportunity to own one of the area's premier mountain retreats.

PROPERTY TYPE	RESIDENTIAL
BUILT IN	2000
SQFT.	4,933
LAND	7.104
BEDROOMS	5
FULL BATHROOMS	6

KEY FEATURES

- 1

7+ Private Acres
- 2

Panoramic Mountain Views
- 3

Three Stone Fireplaces
- 4

Guest Quarters with Kitchenette
- 5

Outdoor Living & Waterfall
- 6

Starlink + Whole-Home Generator

EXTERIOR

Set on more than seven private acres, this extraordinary mountain retreat is surrounded by professionally landscaped grounds, a peaceful stream, and a cascading waterfall that enhance its natural beauty. Expansive entertainment terraces and a native stone outdoor fireplace provide the perfect setting to relax while taking in panoramic views of Cold Mountain, Panthertail Mountain, and the Blue Ridge Parkway. A covered breezeway thoughtfully connects the main home to the garage and private guest quarters, creating a seamless flow between living spaces while embracing the serenity of the surrounding landscape.







KITCHEN

Thoughtfully designed for both everyday living and entertaining, the spacious eat-in kitchen combines timeless mountain elegance with exceptional functionality. Granite countertops, limestone flooring, and custom cabinetry create a refined workspace, while generous prep areas and seamless flow into the surrounding living spaces make it ideal for hosting family and friends.

KEY FEATURES

Granite Countertops

Limestone Floors

Spacious Eat-In Design

Custom Cabinetry

DETAILS

STYLE	TRADITIONAL
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SQFT.	100
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FINISHES	GRANITE
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PRIMARY BEDROOM

Designed as a peaceful retreat, the primary suite offers a warm and inviting atmosphere with beautiful craftsmanship and tranquil mountain views. Generous in size, it provides a private escape with space to unwind while maintaining a seamless connection to the home's elegant mountain aesthetic.





KEY FEATURES

Private Covered Porch

Spacious Private Retreat

Warm Wood Accents

Peaceful, Light-Filled Design

DETAILS

STYLE TRADITIONAL

SQFT. 264



PRIMARY BATHROOM

The luxurious bath offers a spa-inspired experience with timeless finishes and a spacious layout designed for relaxation. A soaking tub invites you to unwind after a day in the mountains, while the oversized walk-in shower and dual vanities provide both comfort and everyday convenience. Thoughtfully designed with elegant details throughout, this space creates a true sense of retreat.





KEY FEATURES

Soaking Tub

Oversized Walk-In Shower

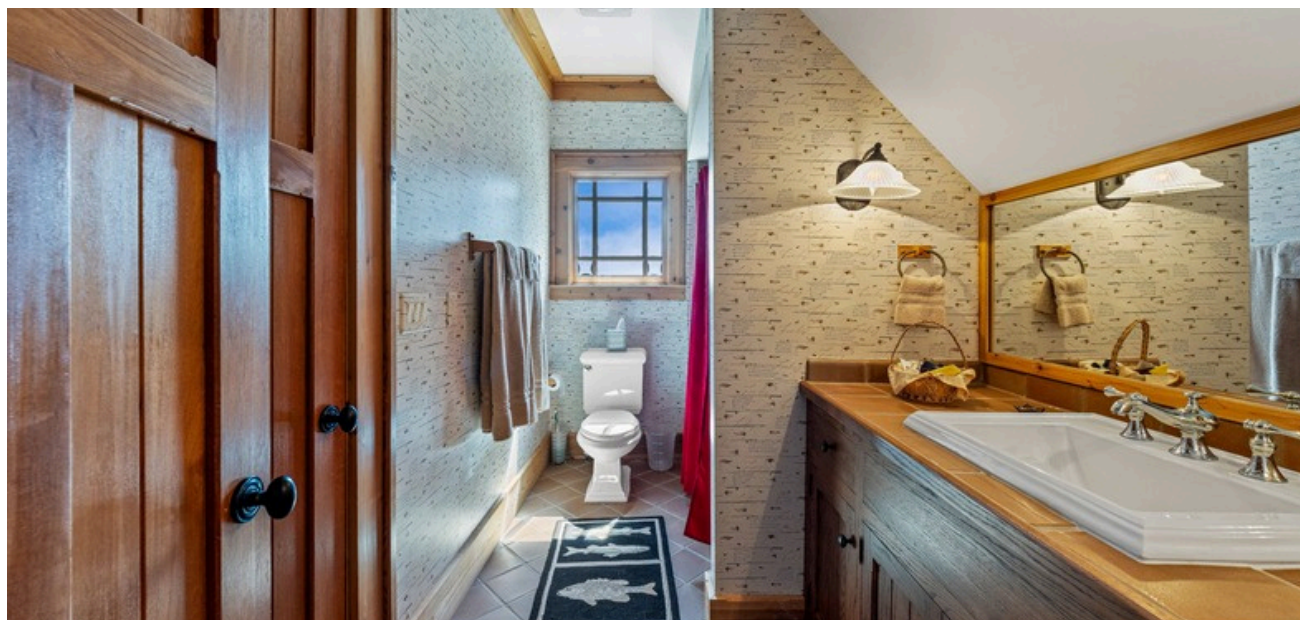
Dual Vanities

Spa-Inspired Design

BEDROOM 02

Located on the upper level, this inviting guest bedroom offers a quiet and comfortable retreat with beautiful natural light and scenic mountain views. Generously sized and thoughtfully positioned for privacy, it provides an ideal space for family and guests to relax while enjoying the peaceful setting and timeless character found throughout the home.





BEDROOM 03

Offering exceptional flexibility, this versatile space easily functions as a guest bedroom, private home office, or creative studio. Large windows fill the room with natural light, creating an inspiring setting for work or relaxation while maintaining the home's warm mountain character and peaceful atmosphere.

KEY FEATURES

Flexible Bedroom or Office

Abundant Natural Light

Peaceful Mountain Setting

BEDROOM 04

Located on the lower level, this spacious guest bedroom provides a comfortable and private retreat for family and visitors. Its generous layout and quiet setting make it an ideal place to unwind, while convenient access to the home's additional living and entertaining spaces creates a welcoming experience for overnight guests.



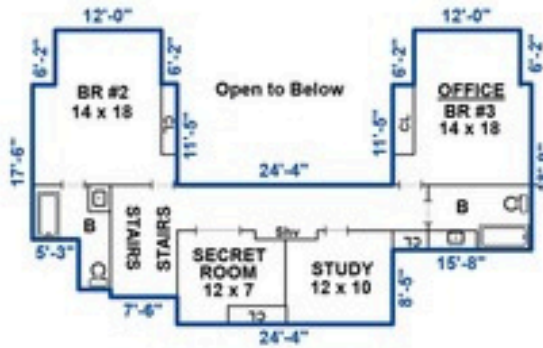
FINISHED HEATED LIVING AREA (FHIA)

MAIN LEVEL = 2006 SF
SECOND LEVEL = 1179 SF

OTHER HEATED AREAS

FINISHED BMT* = 1196 SF
* Below Grade

**SECOND LEVEL
1179 SF**



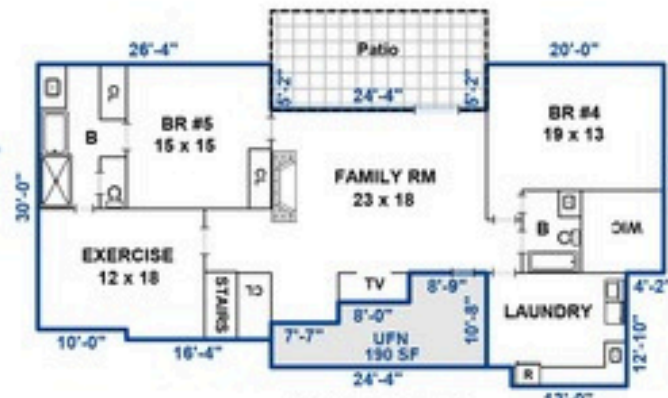
**GARAGE 2ND FLOOR
552 SF
Heated/finished**



**MAIN LEVEL
2006 SF**



**FINISHED BSMT*
1996 SF**



All areas below grade.

Interior sketches are for illustration purposes only.
Room sizes are rounded to the nearest half foot.
Prepared by Diane L. Jetton, HMS (828)553-0171; dlj@pobox.com

LIVING & DINING

Designed to bring people together, the open living and dining areas showcase soaring vaulted ceilings, rich wood craftsmanship, and expansive windows that frame breathtaking mountain vistas. A stunning native stone fireplace anchors the living room, creating a warm and inviting atmosphere, while the seamless connection to the dining space and outdoor terraces makes entertaining effortless and everyday living unforgettable.





KEY FEATURES

Soaring Vaulted Ceilings

Native Stone Fireplace

Panoramic Mountain Views

Open-Concept Entertaining Space

ENTERTAINING

Designed for unforgettable gatherings, the home's multiple entertaining spaces offer the perfect balance of comfort and sophistication. Whether hosting game nights, watching the big game, or simply relaxing with family and friends, these inviting spaces provide plenty of room to spread out while remaining connected to the home's warm mountain atmosphere. Thoughtfully designed for both lively celebrations and quiet evenings, it's an ideal extension of the home's exceptional living experience.





BONUS SPACE

Additional flexible living spaces on both the lower level and above the garage provide endless possibilities for accommodating family and guests. The lower level offers a versatile bonus room ideal for recreation, hobbies, or extra sleeping space, while the private guest quarters above the garage feature a kitchenette, full bath, and abundant natural light, creating a comfortable retreat with exceptional mountain views. Together, these spaces add versatility and privacy, making the home perfectly suited for hosting visitors or multigenerational living.





OUTDOOR LIVING

Exceptional outdoor living spaces invite you to experience the beauty of the Blue Ridge Mountains from every angle. Expansive terraces provide the perfect setting for entertaining or quiet mornings with coffee, while the native stone outdoor fireplace creates a cozy gathering place surrounded by breathtaking long-range views. Professionally landscaped grounds, complete with a peaceful stream and cascading waterfall, offer a serene backdrop that makes every moment outdoors unforgettable.





KEY FEATURES

Expansive Entertainment Terraces

Native Stone Outdoor Fireplace

Panoramic Blue Ridge Views



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100 Waterfall Circle