

VIRTUAL DUSK

PROPERTY & AREA GUIDE

5 Country Gardens Dr

Fletcher Townhomes | Fletcher, North Carolina 28732

A Renovated Brick Townhome in Fletcher

2 BR / 1.5 BA
TOWNHOME, BUILT
1986

1,106 SF
MEASURED, TWO
LEVELS

\$215,000
MLS 4406655

12 Min
TO ASHEVILLE REGIONAL
AIRPORT



Jeff Shugarts, Broker | Andrew Reed Properties, LLC | 832.515.1289 | jeffshugarts.com/arp/country-gardens

AR
Andrew Reed
PROPERTIES, LLC

This renovated townhome sits in the Country Gardens row, a classic brick building with warm, light-toned blended brick. The kitchen came back new: **quartz countertops, new cabinetry and a full stainless appliance package**. New luxury vinyl plank flooring runs through the main living areas with new carpet in both bedrooms, both bathrooms are updated, and new lighting and ceiling fans are installed throughout. The primary bedroom opens to a **new private balcony**, both bedrooms have large walk-in closets, and the home is professionally measured at 1,106 square feet.

Address	5 Country Gardens Dr, Fletcher, NC 28732
Price	\$215,000 (MLS 4406655)
Bedrooms / Baths	2 BR, 1 full + 1 half bath
Living Area	1,106 SF measured (553 SF per floor)
Built	1986, blended-brick construction
HOA	\$125 per month
Outdoor	Private balcony, front entry porch
Parking	Two spaces
County	Henderson



The renovated kitchen: quartz counters, new cabinetry, new stainless appliances

What's New

- New quartz countertops and new cabinets
- New stainless appliance package (refrigerator, electric range, microwave)
- New luxury vinyl plank flooring, new carpet in bedrooms
- Both bathrooms updated: vanities, flooring, lighting, fixtures
- New lighting fixtures and ceiling fans throughout, fresh paint inside and out
- New private balcony off the primary bedroom
- Walk-in closets in both bedrooms
- Main-level laundry closet plus dedicated exterior storage
- New gutters, refreshed front entry porch and landscaping
- Building converting from a private well to city water and sewer, with new plumbing
- Parking lot resealed and restriped

Home facts from Canopy MLS #4406655, the measured floor plan and the owner. Buyers to verify.

Inside & Out

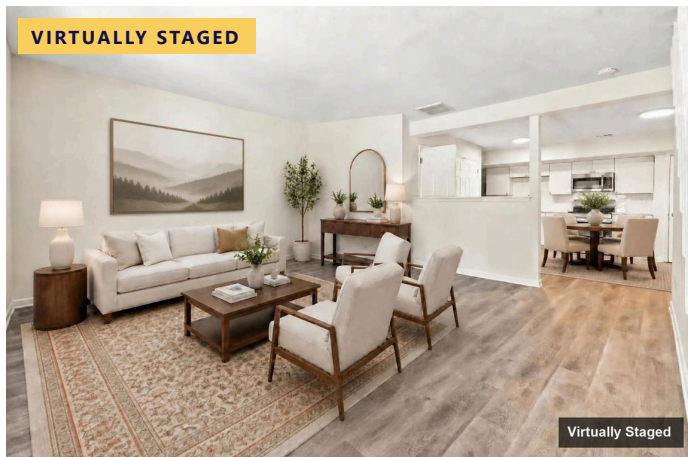
VIRTUALLY EDITED FIRST, THEN AS PHOTOGRAPHED



Front of the home, virtual dusk



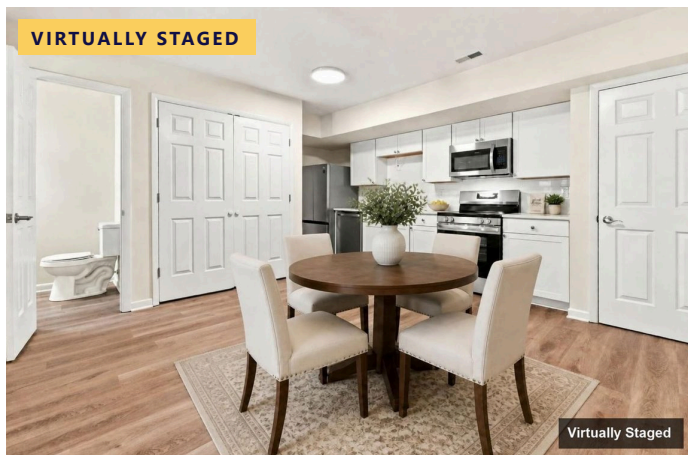
The same front, as photographed



Living room open to the kitchen and dining area, virtually staged



The same room, as photographed



Kitchen and dining area, virtually staged



The same room, as photographed

Inside & Out, Continued

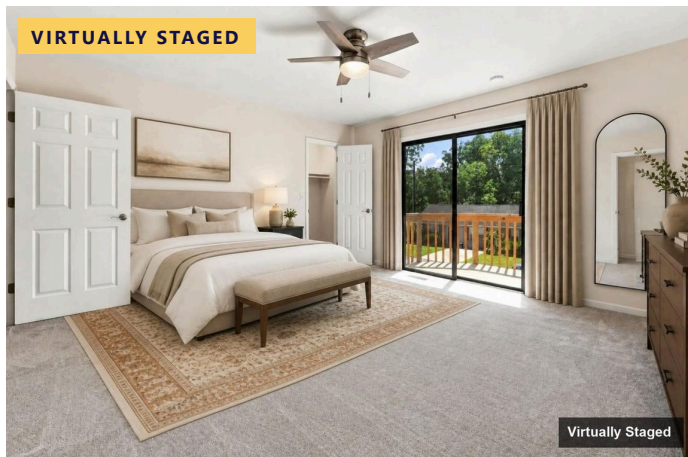
VIRTUALLY STAGED FIRST, THEN AS PHOTOGRAPHED



Dining area looking toward the living room, virtually staged



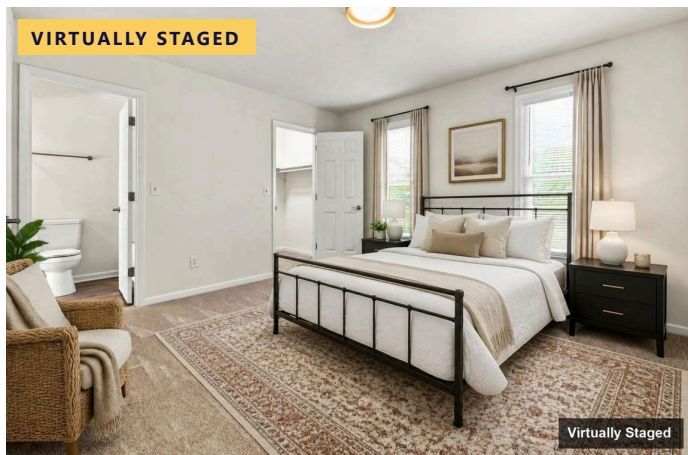
The same room, as photographed



Primary bedroom, virtually staged



The same room, as photographed, with the balcony door



Second bedroom, virtually staged



The same room, as photographed

Virtual staging and virtual dusk are digital. Furniture, decor, rugs, art, lighting effects and any changes to fixtures, trim or paint shown in edited images are not part of the sale; the home is offered unfurnished. Every photo is at jeffshugarts.com/arp/country-gardens.

The Location

FLETCHER, NC | CHECKED SEPTEMBER 30, 2026

Fletcher sits in the valley between Asheville and Hendersonville. From the front door, **Black Bear Coffee Co. and Hoopers Creek Wine Market are about a three-minute walk**, side by side on Hoopers Creek Road, and **Ingles and United Grocery Outlet** on Hendersonville Road are each about six minutes by car. Asheville Regional Airport is about 12 minutes away, and downtown Hendersonville and downtown Asheville are each under half an hour.



The community from above, with the surrounding mountains beyond

12 Min

ASHEVILLE
REGIONAL AIRPORT

23 Min

DOWNTOWN
HENDERSONVILLE

24 Min

DOWNTOWN
ASHEVILLE

14 Min

BLUE RIDGE
PARKWAY

33 Min

PISGAH NF, LAKE
POWHATAN

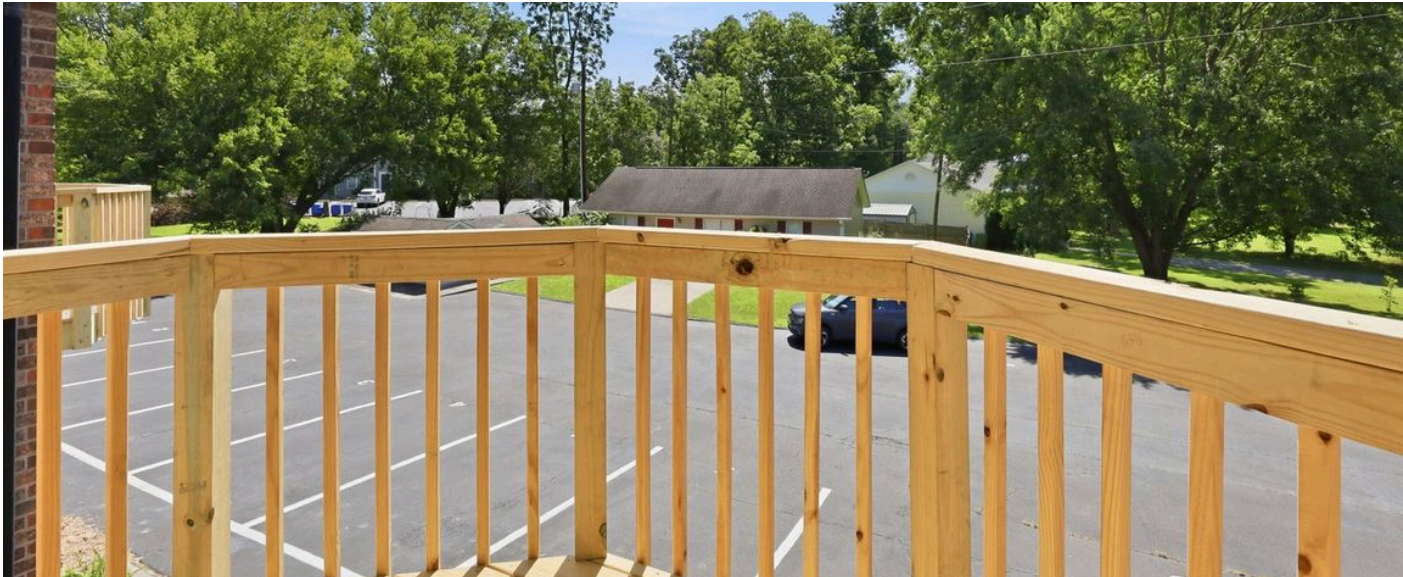
- **Westfeldt Park** on Ferncliff Park Dr in Fletcher: a 15-acre county park with French Broad River access and a small boat ramp, open daily.
- **The Ecusta Trail:** its first 6 paved miles, from Hendersonville to Horse Shoe, opened in July 2025, with about 19.5 miles planned to Brevard.
- **Target and a Walmart Supercenter** on Airport Rd in Arden, and a new Publix at the Marketplace at Mills River, opened August 12, 2026.
- **Bold Rock's Mills River cidery** is open; Henderson County visitor spending reached \$453 million in 2025, up 3.6 percent.

Sources: Black Bear Coffee Co. and Hoopers Creek Wine Market official sites; Ingles and United Grocery Outlet store pages; National Park Service road status (updated September 30, 2026; the Parkway is open through the Asheville area); Henderson County Parks (Westfeldt Park, checked September 30, 2026); Rails to Trails Conservancy (May 12, 2026); Target and Walmart store pages; Publix (August 12, 2026); WLOS (September 2026); WNC Business (August 14, 2026). Walk and drive times from OpenStreetMap routing without traffic, September 30, 2026, to Pack Square (Asheville), the Historic Courthouse (Hendersonville), the Parkway near US 25 and Lake Powhatan.

At \$215,000 on 1,106 measured square feet, this home is offered at **about \$194 per square foot**. For context, Redfin reports a median sale price of **\$399,735 for Fletcher** and **\$441,359 for the 28732 zip code** over the three months ending August 2026, and new townhomes at D.R. Horton's Townes at Tap Root Farms in Fletcher are listed **from \$315,990**.

Reference point	Price	What it is
5 Country Gardens Dr (this home)	\$215,000	Renovated 2-bedroom brick townhome, 1,106 SF, about \$194 per SF
Townes at Tap Root Farms (D.R. Horton)	From \$315,990	New 3-bedroom townhomes in Fletcher, 1,674 to 1,774 SF, now selling
Fletcher, all home types	\$399,735	Redfin median sale price, three months ending August 2026
Zip code 28732, all home types	\$441,359	Redfin median sale price, three months ending August 2026

\$194 / SF THIS HOME	\$315,990 NEW TOWNHOMES FROM	\$399,735 FLETCHER MEDIAN, AUG 2026	\$125 / Mo HOA
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The new private balcony off the primary bedroom

Sources: Redfin Fletcher and 28732 housing market pages (three months ending August 2026, checked September 30, 2026); D.R. Horton, Townes at Tap Root Farms (checked September 30, 2026); Canopy MLS #4406655. Medians cover all home types and are context, not an appraisal or a comparative market analysis.

Growth Around Fletcher

CHECKED SEPTEMBER 30, 2026

Three large investments are within a short drive of the home: **the approximately \$400 million AVL Forward terminal project** at Asheville Regional Airport, **Pratt & Whitney's turbine airfoil campus**, where the company says it has invested nearly \$1 billion, and **the \$531 million widening of I-26** between Hendersonville and Asheville.

Project	Type	Scale & Status
AVL Forward, Asheville Regional Airport	Infrastructure	About \$400M. The North Concourse opened June 2025 with seven gates; the South Concourse brings the terminal to 12 gates. A partial new baggage claim opened April 2026. Full completion expected late 2027 to early 2028.
Pratt & Whitney, Asheville	Aerospace	\$650M plant announced 2020 plus a \$285M expansion announced January 2025 (325 more jobs). About 1,000 employed, 1,200 expected by 2027, per the company.
I-26 widening, Hendersonville to Asheville	Infrastructure	16.9 miles, \$531M in contracts. Westbound lanes opened July 2026; NCDOT expects completion in early to mid 2027.
Townes at Tap Root Farms (D.R. Horton)	Residential	New townhomes in Fletcher, now selling from \$315,990.
The Landing at Meadow View	Residential	Planned 80-acre rental community near Fletcher Town Hall by BSC Holdings: 216 apartments, 60 townhomes, 23 patio homes. About two miles by car.
Fletcher Town Center	Mixed-use	The town has assembled nearly 50 acres along US 25 and completed its new Town Hall; the mixed-use buildings are in planning.
BorgWarner, Hendersonville	Industrial	\$74.9M and 193 jobs (October 2025), then \$100M and 378 jobs by 2029 (May 2026).
Jabil, East Flat Rock	Industrial	More than \$102M and 148+ jobs in a new 180,000 SF facility (June 2026).
GE Aerospace, Asheville	Aerospace	About \$48M in new equipment and building improvements in 2026.
Novant Health Asheville Medical Center	Medical	34-bed hospital at 433 Long Shoals Rd in Arden, conditionally approved April 2026, opening planned for 2030.

Sources: FlyAVL (AVL Forward page; passenger release, March 3, 2026); Pratt & Whitney (October 22, 2020); NC Governor's office (January 28, 2025); Asheville Watchdog (September 5, 2026; September 20, 2024); WLOS (July 17, 2026); Asheville Daily Planet (January 27, 2026); D.R. Horton (checked September 30, 2026); Business View Magazine (July 30, 2026); NC Commerce (October 28, 2025; May 26, 2026); Henderson County Partnership for Economic Development (June 25, 2026); WLOS (March 2026); Novant Health (April 10, 2026). Statuses as of September 30, 2026.

The Airport and the Job Base

CHECKED SEPTEMBER 30, 2026

Asheville Regional Airport carries a Fletcher address and sits about 12 minutes from the home. It served **2,240,877 passengers in 2025**, its second-highest year on record, and through July 2026 traffic was up 1.9 percent from the same period of 2025. Henderson County unemployment was **3.0 percent in August 2026** (preliminary).

2.24M AVL PASSENGERS, 2025	\$400M AVL FORWARD, APPROX.	12 Gates AT COMPLETION	3.0% COUNTY UNEMPLOYMENT, AUG 2026
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Employer or announcement	Where	What the latest source says
Pratt & Whitney	Asheville	About 1,000 employed, 1,200 expected by 2027 (September 2026)
BorgWarner	Hendersonville	571 new jobs announced across October 2025 and May 2026
Jabil	East Flat Rock	148+ jobs, average wage over \$62,000 (June 2026)
Tageos at Quality Point	Fletcher	First US plant: \$35.75M, 92 jobs, \$67,000 average wage (announced February 2023)
Wilsonart	Fletcher	Southeast Distribution Center at 80 La White Dr
Mission Hospital	Asheville	ACS-verified Level I trauma center (announced December 2025)
NC Mountain State Fair	WNC Agricultural Center	153,260 visitors in 2026 (September 11 to 20)

Sources: FlyAVL (March 3, 2026); Greater Asheville Regional Airport Authority board packet (September 18, 2026); BLS Local Area Unemployment Statistics via FRED, Henderson County, August 2026 preliminary (updated September 30, 2026); Asheville Watchdog (September 5, 2026); NC Commerce (October 28, 2025; May 26, 2026); Henderson County Partnership for Economic Development (June 25, 2026; February 22, 2023); Wilsonart; Mission Health; WLOS (September 22, 2026).

Schools, Financing & Next Steps

5 COUNTRY GARDENS DR | \$215,000

Assigned Schools

- Fletcher Elementary
- Apple Valley Middle
- North Henderson High

Per Henderson County GIS school district layers, checked September 30, 2026. Confirm with Henderson County Public Schools Transportation, (828) 697-4739.

Buyer Programs Worth Asking About

- **0% down potential financing** for qualified buyers.
- **No-PMI financing options.**
- **Up to \$10,000 in grant funds** for qualified buyers.

Financing programs subject to lender approval and buyer qualification.



5 Country Gardens Dr, as photographed

Come See It

- Schedule a showing through your agent (MLS 4406655) or directly with the listing broker below.
- Every photo and this guide: jeffshugarts.com/arp/country-gardens.
- Every home available in the community: FletcherTownhomes.com.



LISTING BROKER

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Prepared September 30, 2026 from Canopy MLS, public records, official sources and published reporting, each dated where cited. All information deemed reliable but not guaranteed; buyers to verify all facts, figures, measurements and school assignments. Project statuses and program availability subject to change. This guide is marketing material, not an appraisal or a comparative market analysis. Listing firm: Andrew Reed Properties, LLC. Equal Housing Opportunity.