



## 35 EVELAKE DRIVE

Single-Level Living in West Asheville



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2.5 Bathrooms  
1,452 SF • 0.29 Acre Lot  
MLS #3657604



## INFO

35 Evelake Drive, Asheville, NC 28806

4 Bedrooms, 2.5 Bathrooms

1,452 SF • 0.29 Acre Lot

Off-street Parking for 4 Cars

MLS #3657604

## FEATURES

- The Camelot subdivision is conveniently located off a street-light intersection of New Leicester Highway in West Asheville. Only a 10-minute drive to downtown, and multiple grocery stores, retail shops, restaurants, and schools are all within a few minutes' drive.
- This home has been updated with a charming sense of style and purpose. Whether it's the things you don't see, like the replaced water and sewer lines, or the features you do see, like the stylish accent wall in the kitchen and the woodburning fireplace insert with a custom mantle, the overall vibe is one of hip practicality.
- Hand-made sliding barn door closes off 3 rooms from the rest of the home: the bedroom with its own front access, a bathroom with full-sized shower, and a central den area with access to the back deck. It's possibly an IDEAL setup for a Homestay short-term rental (buyer to verify with the city).
- The house sits proudly perched on a large 0.29-acre city lot, overlooking the street and neighborhood. With a gently sloping front yard and fully fenced back yard, the setting is ideal for a multitude of uses involving kids and/or pets.
- Looking for outdoor living space? There's an expansive covered front porch and a huge backyard platform deck with built-ins,



Covered Front Porch for Neighborly Waves

- even a firepit and a woodshed, stocked to stoke a winter burn.
- What a great house layout and efficient use of space! Three bedrooms and 1.5 baths are down the hall to the right. To the left, through the sliding barn door, is another main bedroom with an ensuite bathroom, and a den ... or a great space for perhaps a yoga or art studio? There's also a 200+ SF storage/workshop area with its own entrance from the back yard.
- Extensive recent updates in 2015 include roof, gas furnace, and air conditioning. The sellers have lovingly maintained and improved the home since then, so the new buyers should have years of low-maintenance living to come.



Front Porch Provides a Shady Spot for Outdoor Living



L to R: Laundry, Linen, and Coat Closets; Front Entry



Get Cozy with a Woodburning Fireplace Insert



Warm Living Area Gets Nice Natural Light



Stylish Accent Wall Highlights the Kitchen



Abundant Cabinets for Storage • Kitchen Appliances Convey

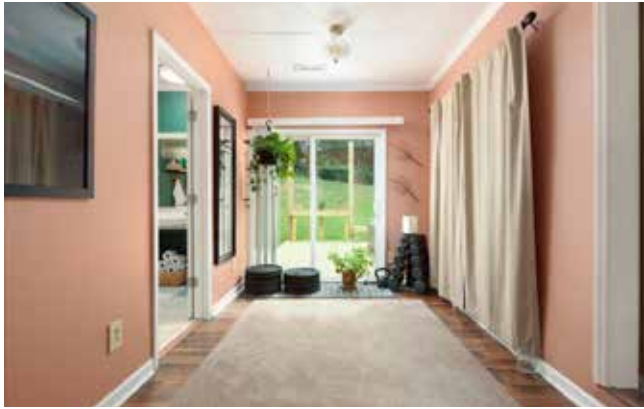


Clean and Functional Galley Kitchen Overlooks Back Yard



Custom Barn Door Closes off Primary Bedroom Wing

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Primary Suite's Flex Area with Access to the Back Deck



Spacious Ensuite Bathroom



Full Shower in Ensuite Bathroom



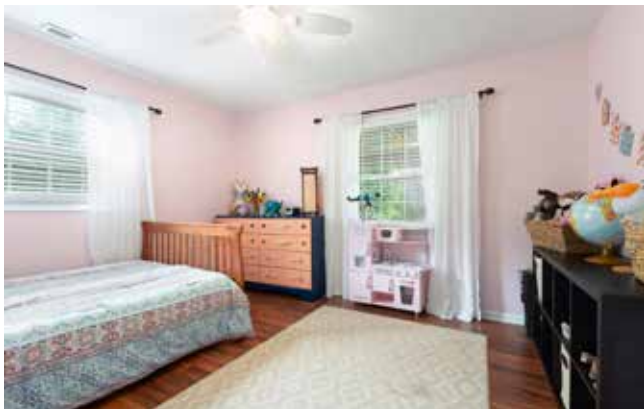
Calm Primary Bedroom Retreat with Slider Front Entrance



Dual Closets and Chimney Detail in the Main Bedroom



Cute Front Bedroom in the Opposite Wing of the House



Adorable Front Corner Bedroom



Common Full Bathroom off the Hallway

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Quiet Rear Corner Bedroom



Rear Corner Bedroom Has an Ensuite Half Bath



Half Bath in Rear Corner Bedroom



Access Deck/Back Yard from Dining Area and Primary Suite



Private, Peaceful, and Downright Dreamy Deck



Back Yard Is Fully Fenced and Ready for R&R



Massive Deck, Firepit, and a Woodshed Are Waiting

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Welcome to 35 Evelake Drive!

You'd better see this one quickly — what a great layout and a wonderful home on a sweet lot with an easy commute! Four bedrooms and under \$300k? Yes, please. Charmingly updated with a sense of style and purpose, this house blends functionality and chic updates for great livability. Enjoy chilling by the woodburning fireplace insert or outdoor firepit on a cold winter night. Read or relax on the covered front porch or expansive backyard deck. Looking for a short-term rental setup? This house may be the perfect fit with a bedroom, full bath, and den area (with access to both the front and back of the home) that can be closed off from the rest of the interior with a custom sliding barn door. (NOTE: Homestay regulations apply for short-term rentals; buyer to verify with City of Asheville Planning Department.) Check out the video walkthrough and then schedule your showing today!



For more information, please contact:

**CRAIG SEVERANCE**

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## DIRECTIONS

From downtown Asheville: Take 240W over the bridge and continue in the 2 left lanes on Patton Avenue. In about one mile, take the 2 right lanes onto New Leicester Highway. About a mile down the road, turn right onto Evelake Drive at the light. #35 is on your right after 0.3 mile.



# 35 EVELAKE DRIVE

1,452 Heated Square Feet

