



## 45 LAUREL LOOP

Adorable, Light-Filled West Asheville Bungalow



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 1 Bathroom  
1,004 SF • 0.15 Acre  
MLS #4025385



## INFO

45 Laurel Loop  
Asheville, NC 28806  
3 Bedrooms, 1 Bathroom  
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## FEATURES

- Renovated kitchen with subway tile backsplash, butcher block countertops, soft-close cabinets, stainless steel appliances and workstation sink
- Remodeled bathroom has luxury tile floors, new vanity and sink, and tile walls with a signature tub that is great for soaking
- Recessed lighting in kitchen and laundry room
- Skylight tubes in kitchen and bathroom add extra light and warmth
- Wood floors throughout home
- Tongue-and-groove wood ceiling and wall panels in laundry room
- Adjustable shelves in hallway closet
- Newer exterior and interior paint
- Gas furnace and gas water heater
- Fenced-in backyard with double gate to allow access for large equipment
- 12 X 17' (204') workshop complete with electric panel, built-in shelves and outlets
- Large wood deck with built-in pizza oven and built-in seating



Close Proximity to Main Travel Corridors

- Laundry room/mudroom has wood floors, shoe bins, coat closets, built-in seating and access to the back deck
- Covered front porch
- Paved driveway supports two cars
- Established landscaping beds with an edible garden
- Creative custom woodwork throughout the home including adjustable shelves, plant wall hanger and built-in seating and closets
- Plenty of dry storage in crawlspace, workshop, and under home
- Fenced-in backyard and pet door into home



Inviting, Covered Front Porch



Warm Living Space with Lots of Windows



Wooden Wall Cabinet Does Not Convey



Newly Painted Interior Walls and Trim



Skylight Tube Adds Natural Warmth to Kitchen



Soft-Close Cabinets, Butcher Block Counters, Subway Tile



Workstation-Style Sink • Side Entry Door



Pendant Lighting over the Eat-in Kitchen's Dining Area

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Creative Touches throughout Home



Handy Shelves, Closets, and Benches in Laundry Room



Pet Door • Back Deck Access • Washer and Dryer Convey



Primary Bedroom Has Good-Sized Closet



Ceiling Fan and Light in Primary Bedroom



Good Light in Back Bedroom



All Bedrooms Have Gorgeous Wood Floors



Great Office Space or Third Bedroom



Lots of Tile, a New Vanity, and the Perfect Soaking Tub



Pet Access Door Leads to Back Deck



Fenced-in Backyard



View of the Backyard Deck off Laundry Room



Outdoor Dining



Ahhhh, the Perfect Spot!



Wooden Platform with Built-in Pizza Oven



Enjoy the Simple Life ...



... with Plenty of Shade on Hot Summer Days

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204 Square-Foot Workshop Has Electric Panel



Workshop Has Built-in Shelves and Lighting



Great Workshop or Flex Space



Swing Gate for Backyard Access



Two Entrances • Paved Parking in Driveway



Level Yard with Established Landscaping



Aerial View of the Roofline



Level Lot with Mature Trees

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Haywood Road Is Only Half a Mile from Home!

Light-filled West Asheville Bungalow exudes charm and character. This well cared-for, move-in-ready home has original hardwood floors throughout that pair nicely with the custom craft carpentry. Updated kitchen has stainless steel appliances, subway tile backsplash, soft-close drawers, recessed lighting, and butcher block countertops. The remodeled bathroom has luxury tile floors, tile walls, and an enclosed tub that's perfect for soaking. Three bedrooms give you flexibility for guests or work-from-home options. Fenced-in level backyard is ideal for plants, pets, or play. Spacious wooden deck in the yard has a built-in pizza oven and built-in seating, while the 12 x 17' shed is equipped with an electric panel and plenty of amps that make the perfect workshop. House has a newer exterior and interior paint, and is only a short half-mile walk to Haywood Road's dining, bars, shops, and grocery stores. Traffic light with crosswalk supports traveling by foot or biking across Patton Avenue.



For more information, please contact:

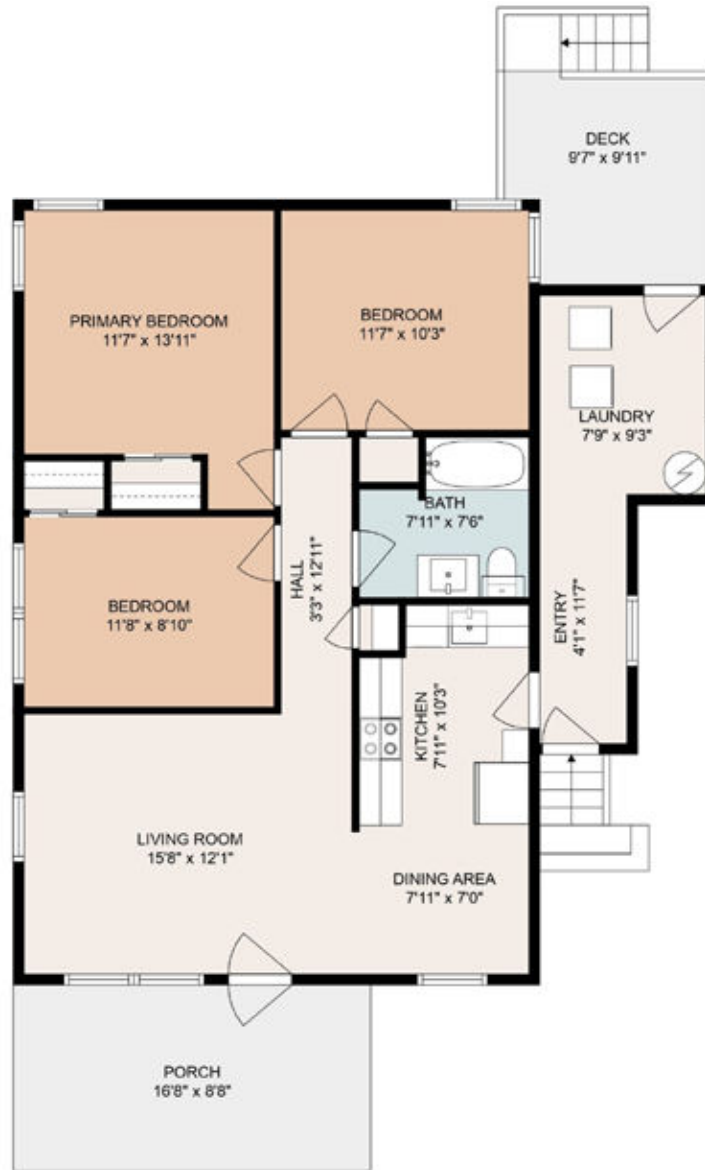
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## DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head west down Patton Avenue and take a right onto Druid Drive. Continue straight and 45 Laurel Loop is on the left.



## 45 LAUREL LOOP

Floor Plan