



## 12 LINCOLN AVENUE W

Amazing Bungalow Just Steps to Downtown Asheville



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2 Bathrooms  
1,865 SF • 0.19 Acre  
MLS #3888607



## INFO

12 Lincoln Avenue W, Asheville, NC 28801

4 Bedrooms, 2 Bathrooms

1,865 SF • 0.19 Acre

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## FEATURES

- Amazing bungalow mere steps to downtown Asheville
- Enjoy award-winning shopping, dining, and entertainment from local and regional entrepreneurs
- Fantastic urban oasis creates privacy with its mature shade trees and shrubs and established garden beds, ready for gardening
- French drains, gutters, and sump pump connect to an underground water capturing system that hydrates the trees, shrubs, and plants
- Western North Carolina one-level living at its best located across the street from MLK playground and park.
- Lots of outdoor living with a sunny front deck, perfect for al fresco dining and a huge, private back deck, ready for gatherings
- Open, flowing floor plan
- Fresh coat of interior paint throughout the house
- Inviting entry with coat closet opens to spacious living room with back deck access
- Kitchen features granite countertops, stainless steel appliances, and gorgeous dark-stain cabinets
- Breakfast nook, laundry closet, and side deck access off the kitchen
- Large pass-through window with breakfast bar connects kitchen with living room



Amazing Proximity to Downtown Asheville

- Dining room with space for large table
- Primary suite on main features gleaming hardwood floors, a walk-in closet, and an ensuite full bathroom that includes tile and cork floors and tiled shower/tub
- Hallway connects three bedrooms and one full bathroom
- Three roomy bedrooms get great natural light
- Second full bathroom with tiled shower/tub and linen shelves
- Large free-standing storage shed for tools and toys
- Attic has ample storage space



Welcome Home!



Light and Bright, Open Floor Plan



Spacious Living Room



Gleaming Hardwood Floors



Pass-through Window Joins Kitchen and Living Room



Kitchen Features Granite and Stainless Steel



Breakfast Nook off of Kitchen



Laundry Nook with Storage Shelves



Oversized Doorway Opens to Dining Room



Dining Room with Space for Large Table



Primary Suite has Great Natural Light



Primary Suite with Ensuite Bathroom



Walk-in Closet with Built-in Organization System



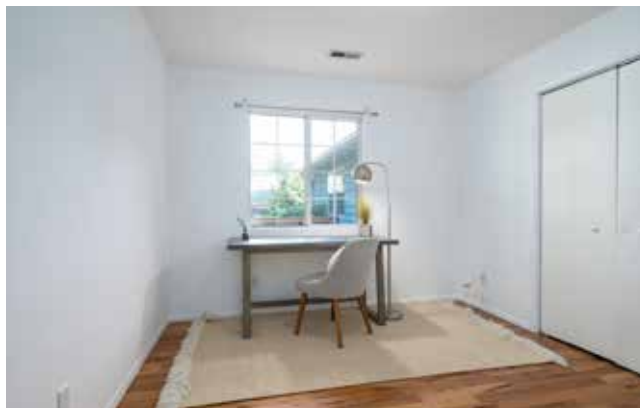
Ensuite Full Bathroom



Bright Second Bedroom



Bedroom Three with Neighborhood View



Fourth Bedroom Is Perfect for Home Office



Second Full Bathroom



Sunny Front Deck, Perfect for Al Fresco Dining



Wraparound Deck has Access to the Home



Huge Back Deck with Space to Gather



Storage Shed for Tools and Toys



Plenty of Parking



Lots of Native Plants and Trees Surround the Home



Mature Trees Provide Good Shade



Urban Oasis in the Mountains

12 LINCOLN AVENUE W

Asheville Bungalow Just Steps Downtown

Asheville, NC 28801



Summer Vibrancy Abounds

Amazing Asheville bungalow, mere steps to downtown's award-winning shopping, dining, and entertainment. This fantastic urban oasis boasts Western North Carolina one-level living at its best. Mature shade trees and shrubs create peaceful privacy, and established garden beds are ready for gardening. Lots of outdoor living with a sunny front deck, perfect for al fresco dining and a huge, private back deck. The open, flowing floor plan includes the spacious living room, a dining room with space for a large table, and the kitchen with a large pass-through window make entertaining easy. Primary suite features gleaming hardwood floors, a walk-in closet, and an ensuite full bathroom. Hallway connects three bright bedrooms and a second full bathroom. Large shed and ample attic space for tool, toy, and outdoor gear storage.



For more information, please contact:

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#### DIRECTIONS

FROM ASHEVILLE: Take College Street toward Tunnel Road. Turn right onto Martin Luther King Blvd. Turn left onto W Lincoln Avenue. 12 W Lincoln Avenue is on the left. Sign in the yard.