



 VIRTUAL TOUR

45 MAURICET LANE

Modern Ranch-style Home in Craggy Park • West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,362 SF + 1,362 SF Unfinished Basement
0.19-Acre Lot
MLS #3721533

INFO

45 Mauricet Lane, Asheville, NC 28806
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FEATURES

- Modern ranch-style home on a private lot at the end of a cul-de-sac
- The largest and most private lot in Craggy Park, overlooking the stream and park
- Original home in the thriving Craggy Park neighborhood – walkable West Asheville’s newest green community with streamside trails, organic gardens, and a private park for lots of outdoor living
- Great neighbors and conscientious community
- One-level living in Western North Carolina with a split-bedroom plan including three bedrooms and two full bathrooms
- Exterior siding remodel, new deck in 2017 by Steel Root Builders
- Move-in ready or refresh the interior and add value
- Skylight in the kitchen and oversized windows for great natural light
- Spacious, covered front porch is perfect for relaxing
- Coat closet at inviting entry and new paint throughout the home
- Bright living room with vaulted ceiling and wood-burning stove
- Kitchen features stainless steel appliances, neighborhood views, a dining area, and a breakfast bar
- French doors open to sunny back deck – perfect for al-fresco dining – with a neighborhood garden view



Spacious, Covered Front Porch

- Primary suite features a walk-in closet and ensuite full bathroom
- Two bedrooms on the main level have clerestory windows
- Second full bathroom on the main level
- Amazing potential to add more square footage with 1,300 square feet of unfinished basement
- Basement has great natural light, opens to the park, is connected to the main level with a stairwell and has two exterior entrances
- Double french doors in basement open to patio and back yard
- Laundry and utility sink in basement
- Landscaped yard with mature trees and established native plants



Inviting Entry



Large Coat Closet at Entry



Bright Living Room with Vaulted Ceiling



Oversized Windows for Great Natural Light



Lots of Space to Entertain or Spread Out



Wood-Burning Stove for Chilly Evenings



Back Deck Is Accessed through French Doors



Breakfast Bar Connects Kitchen with Living Area



Room for Dining Table in the Kitchen



All Stainless Steel Appliances • Neighborhood View



Ample Cabinet and Counter Space



Pantry for Extra Storage



Primary Suite with Walk-in Closet and Ensuite Bathroom



Walk-in Closet with Wire Shelving System



Ensuite Full Bathroom



One of Two Bedrooms with a Clerestory Window



Generous Closet Space

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Third Bedroom



Mirrored, Sliding Closet Doors



Second Full Bathroom



Unfinished 1300+ SF Basement Has Great Potential



Sunny Back Deck for Al Fresco Dining Overlooking Park



Newer Deck and Covered Back Patio



Take in the Neighborhood from the Front Porch



Adjacent to the Park and at the End of the Cul-de-Sac

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Modern Ranch on a Private Lot in Vibrant Craggy Park

Modern ranch-style home on a private lot at the end of a cul-de-sac in Craggy Park, walkable West Asheville's green community with streamside trails, organic gardens, a private park and an adjacent nature preserve. On the largest and most private lot in phase 1, this is the original home in Craggy Park, with a recent exterior siding remodel and new deck in 2017 by Steel Root Builders. Move-in ready home with tons of potential to expand or update and add value. Highlights include a split-bedroom floor plan, new paint throughout, a wood-burning stove and a skylight for great natural light. Bright living room with vaulted ceiling connects three bedrooms and two bathrooms on the main level. Spacious, unfinished basement with abundant light, interior connectivity and two separate exterior entrances that open to the park. Basement is perfect for expanding to add over 1,300 square feet to the home. Walkable to Haywood Road's shopping and dining and bikeable to downtown.



For more information, please contact:

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DIRECTIONS

From Haywood Road, Turn onto Louisiana Avenue. Turn left onto Mauricet Lane at the entrance to Craggy Park. 45 Mauricet Lane is on the right at the end of the cul-de-sac. Sign in the yard.