



45 ASHELAND AVENUE, #308

Sophisticated and Stylish Condo in the Heart of Downtown Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 2 Bathrooms
1,151 SF | Condo



45 ASHELAND AVENUE, #308 ASHEVILLE, NC 28801

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FEATURES

- Sophisticated living in this **like-new southwest corner unit** located in vibrant downtown Asheville
- **Mountain views** from the balcony and private bedroom suite
- **Turn-key, income-producing short-term rental** currently permitted with City of Asheville (permit conveys!); amazing investment opportunity
- **Furnishings**, excluding some art, **convey with the sale**
- **Walkable** to award-winning restaurants, breweries, boutique shops, galleries, and more—an **endless playground right at your doorstep**
- **Unparalleled convenience** includes a deeded, secure, and **private parking space + a climate-controlled storage unit**
- Elegant and bathed in natural light, unit 308 boasts **high ceilings, solid wood doors**, and an **open and airy floor plan**



- **Welcoming foyer** and bright entry welcome you home
- **Spacious living room with back balcony access;** covered balcony perfect for relaxing
- **Well-appointed kitchen** features granite countertops, stainless steel appliances, soft-close cabinets and drawers, tile backsplash, and a farmhouse-style sink
- **Large island** with built-in storage and a breakfast bar
- **Dining area** off the kitchen
- **Bright primary suite** features oversized windows, **entertainment and sitting nooks**, a large closet, and a **spa-like ensuite full bathroom** that includes a granite-topped double vanity, tiled, walk-in shower with glass sliding door, and grab bars
- **Guest bedroom** with a ceiling fan and a large closet
- **Second full bath** with granite-topped vanity and tiled, walk-in shower with glass sliding door
- **Laundry closet** with extra linen and garment storage



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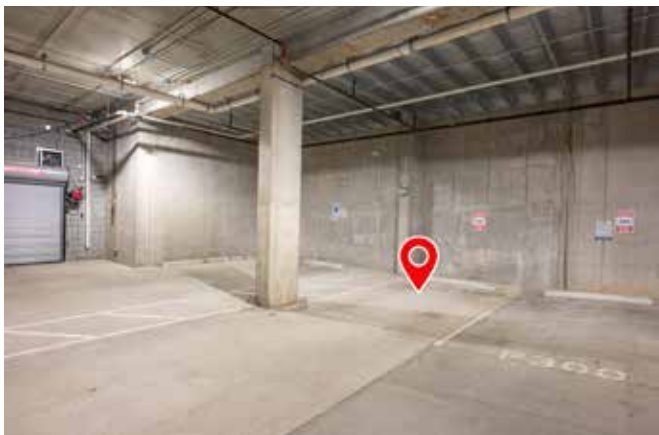
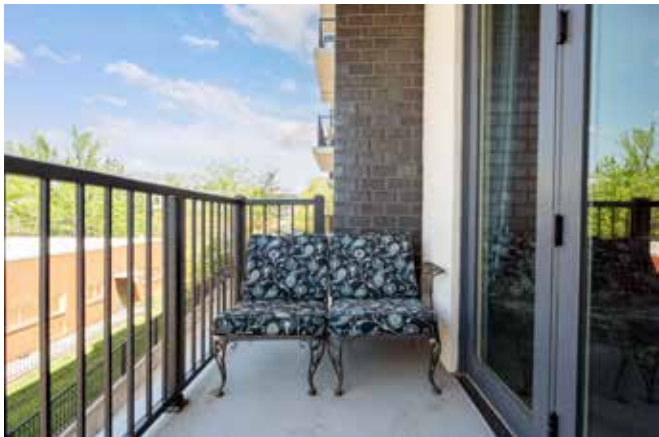
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Welcome to the heartbeat of downtown Asheville—where vibrant city energy meets the natural playground of Western North Carolina. This sophisticated southwest corner unit gets great natural light! Excellent location, just steps from award-winning restaurants, craft breweries, galleries, and boutiques, with the Blue Ridge Mountains calling just beyond your doorstep. Whether you're an active lifestyle buyer or savvy investor, this turn-key, income-producing, permitted short-term rental is a rare find. Inside unit 308, you'll find an airy, light-filled design with high ceilings, solid wood doors, and an open flow perfect for relaxing or entertaining. The living area opens to a covered balcony with mountain views—ideal for unwinding after a day of hiking, biking, or exploring downtown. The kitchen shines with granite countertops, stainless steel appliances, a farmhouse sink, and a generous island. The primary suite offers a peaceful retreat with oversized windows and a spa-like bath, while a guest bedroom and second full bath add flexibility. Complete with secure parking and storage, this is effortless mountain living—with income potential to match. Furnishings convey with the sale (excluding some art).



For more information, please contact:

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DIRECTIONS

FROM BILTMORE AVENUE: Turn onto College Street, then merge onto Patton Avenue. Turn left onto Asheland Avenue. 45 Asheland Avenue, #308 is on your right.



FLOOR PLAN