



## 109 AZALEA AVENUE

Charming 2BR Home + Detached ADU in Swannanoa's Grovemont!



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

Home: 2BD/1BA, 798 SF

ADU: 1BA, 266 SF

0.34 Acre

MLS #4276188



**109 AZALEA AVENUE  
SWANNANOVA, NC 28778**


Main House 798 SF, 2 Bedrooms, 1 Bathroom

ADU 266SF, 1 Bathroom

0.34 Acres

MLS# 4276188

**FEATURES**

- 2016-built two-bedroom home plus ADU in the popular Grovemont neighborhood of Swannanoa
  - Steps to Swannanoa's public library and park with playground.
  - Convenient location — less than 15 minutes to both downtown Asheville and the quaint town of Black Mountain
  - Minutes to grocery stores, restaurants, Ace Hardware, post office, and other amenities in Swannanoa
  - Ideal location for those who love to hike — plenty of hiking trails in Black Mountain and nearby Warren Wilson College
  - 2-bedroom, 1-bath main home, plus accessory dwelling unit (ADU) in backyard with kitchenette, full bath, living space, and loft for sleeping
  - Main home features an abundance of natural light and tall 16-ft vaulted ceilings
  - All appliances convey, including stackable washer-dryer in hall closet
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- Lovely covered side deck provides space to gather and barbecue
  - Solid wood doors throughout, plus beautiful hardwood floors and a tiled bathroom
  - Plenty of space to garden as the yard gets an abundance of sunshine
  - ADU built in 2015 — ideal for rental income (Swannanoa currently allows short-term rentals) or as a perfect space to work from home
  - Located in the Buncombe County Schools – Owen school district



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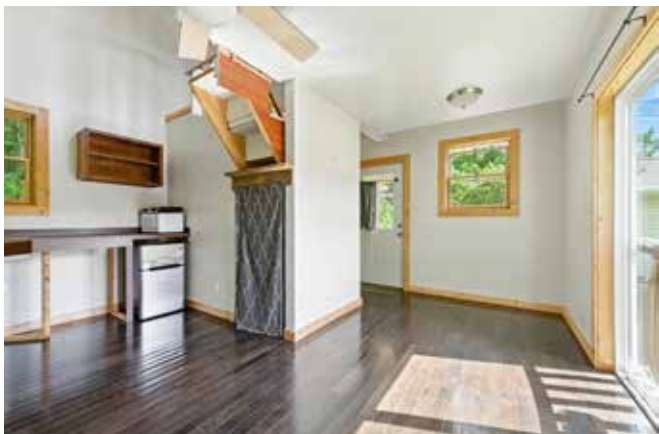
46 Orchard Street, Suite 100, Asheville, NC 28801  
[WWW.MYMOSAICREALTY.COM](http://WWW.MYMOSAICREALTY.COM)





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Fantastic 2BR home plus detached ADU in Swannanoa's desirable Grovemont neighborhood—just 15 mins to Asheville or Black Mountain. The light-filled 2016-built main home features 2BR/1BA, 16-ft vaulted ceilings, hardwood floors, and solid wood doors. Open-concept living flows to a covered deck—ideal for dining and entertaining. The 2015-built ADU offers a kitchenette, full bath, living area, and sleeping loft—perfect for guests, a home office, or rental income (short-term rentals currently allowed!). Enjoy a sunny yard with garden potential, and walk to the library and park with a playground. Minutes to groceries, restaurants, Ace Hardware, and hiking trails near Warren Wilson College. All appliances convey, including stackable washer and dryer. Located in the Owen district of Buncombe County Schools.



For more information, please contact:

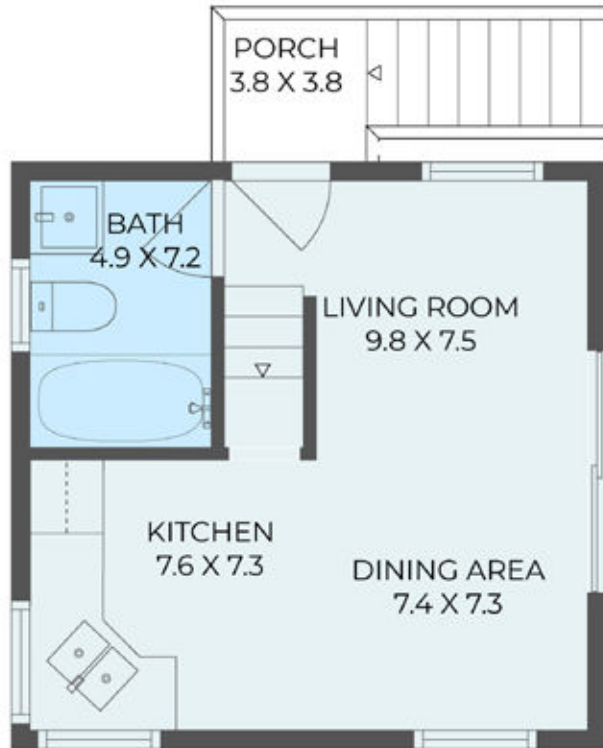
**MEGAN SHOOK**  
**828-450-6797**  
[MEGAN@MYMOSAICREALTY.COM](mailto:MEGAN@MYMOSAICREALTY.COM)

#### DIRECTIONS

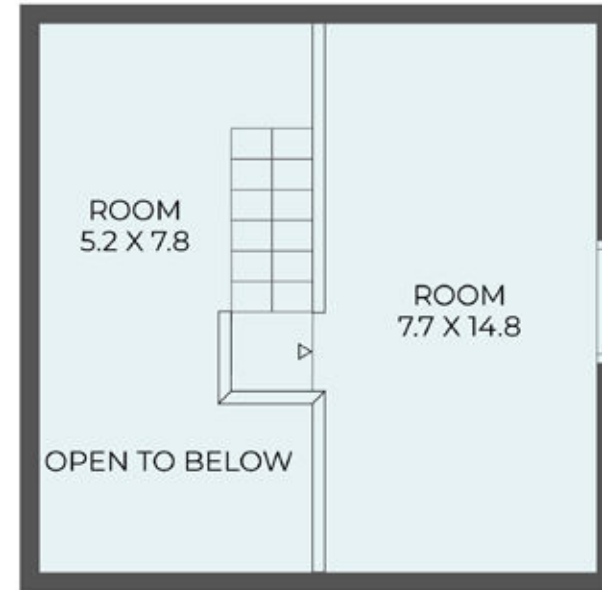
FROM ASHEVILLE: Take I-40 East to exit 59. Turn left after exiting. Turn right on Hwy 70/Tunnel Rd. Left on Whitson Ave. Immediate right on Old Hwy 70. Left on Grovemont Ave. Left on Wilson Ave. Left on Kennedy Dr. Turn Right on Azalea Ave. Home will be on your left.



HOUSE: FLOOR PLAN



FLOOR 1



FLOOR 2