



58 BALM GROVE AVENUE

Beautifully Renovated West Asheville Cottage



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,131 SF • 0.12 Acre
MLS #4316849



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FEATURES

EXTERIOR

All-new **fiber cement board and batten** siding

New ridge vent installed in attic, as well as **all-new vent pipe boots and shingle repair** where needed

All-new gutter system with drainage

New front porch, rear deck and porch, and fencing

All-new landscaping and drainage upgraded

Old, **buried oil tank has been drained, filled with sand and sealed shut with cement**

All-new natural stone hardscape

Shared driveway widened, partially asphalted and river rock installed

INTERIOR

Basement has new supports and retaining walls installed; **partial encapsulation** for dry storage

All-new windows and sliders

Foundation resealed

All-new pex plumbing and water heater

All-new electrical and upgraded panel



All-new Trane HVAC system installed in ceiling; creating **more functional ceiling vents** throughout the house

Home was gutted to studs with **all-new insulation and framing** to modernize floor plan and added **new full bath, new drywall, new 8.5-foot ceilings, expanded closets, laundry area** and upgraded doors throughout the house

New front and back doors

New LVP flooring (original hardwoods remain underneath)

Quartzite kitchen counters

42" kitchen cabinets with **pull-out trash/recycle bins, spice rack, drawers and turnstile/lazy Susan corner cabinets** for easier access to items

All-new GE and Samsung appliances, including **gas stove with custom hood vent**

All windows have temperature regulation, no drill/removeable blinds

Kohler, Delta and American Standard used for **kitchen sink, faucet and drain, and for all shower and most sink fixtures**

Upgraded light fixtures inside and out

Primary bath has large format (48" x 36") anti-fog mirror with three-level light dimmer



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This beautifully renovated cottage offers a modern, main-level lifestyle, having been taken down to the studs and reconfigured. It features 3 bedrooms, 2 bathrooms, and an open-concept living area with new windows that flood the space with light. The home is situated on an elevated lot, just one block from the vibrant Haywood corridor in the heart of West Asheville.

The stunning new “eat-in” kitchen boasts quartzite counters, oak-faced cabinets, soft-close drawers, a trash cabinet with dual bins, and a pull-out spice rack. A custom hood vent complements the gas stove.

The primary suite is a true retreat, featuring a gorgeous modern soaking tub, a separate walk-in shower, a solid oak vanity, and a large-format (48” x 36”) anti-fog, three-level dimmer vanity mirror. It includes stunning bamboo-look wall tile and an attached laundry area with a stackable washer/dryer and a mini-mudroom, which opens onto the rear porch and deck.

The light-filled rear bedroom also opens to a newly built deck, connecting to the rear porch and a small, private, west-facing backyard. For storage, the exterior-access basement has been partially encapsulated, offering ample room.



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: GPS will get you to 58 Balm Grove from either Patton Avenue or Haywood Road.



FLOOR PLAN