



MOSAIC
COMMUNITY LIFESTYLE
REALTY

WEST ASHEVILLE



81 BEAR CREEK ROAD | ASHEVILLE, NC 28806

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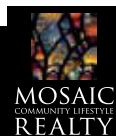
WEST ASHEVILLE



CHARMING, MOVE-IN-READY HOME IN MALVERN HILLS

... blends modern updates with timeless character. Enjoy light-filled, spacious interiors perfect for living and entertaining. At the heart of the home, a generously sized eat-in kitchen boasts a breakfast bar, quartz countertops, modern lighting, pantry cabinets, and opens to both the dining room and back deck. The main-level primary bedroom provides convenience, while the sunroom offers a versatile space for an office or playroom. Upstairs features two bedrooms and a full bathroom. Cozy up to the gas fireplace in the large living room or relax on the oversized wraparound deck overlooking the fenced-in backyard. Meticulously maintained with a brand-new architectural shingle roof and gutters. A fantastic opportunity in a prime location — just half a mile to Malvern Hills Park and only minutes to downtown.

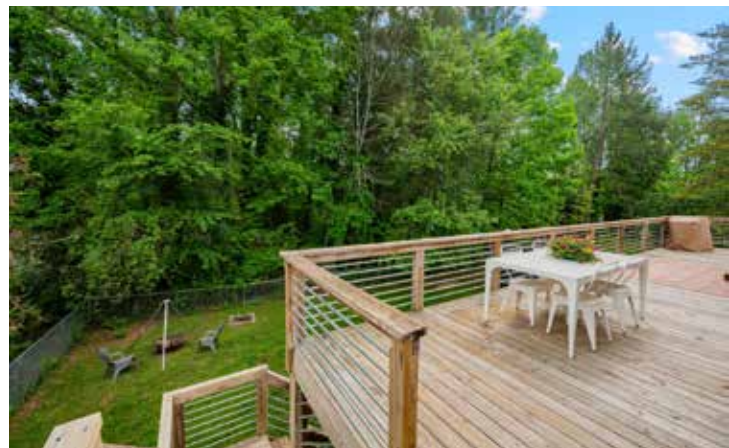
3 BEDS | 2 BATHS | 1,720 SF | 0.22 ACRE | MLS #4253442



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FEATURES

- Updated Malvern Hills home
- One-and-a-half story 1950s cottage, located on a large 0.22-acre lot minutes from downtown Asheville
- Spacious, flowing floorplan features a large living room with a gas fireplace, a primary bedroom on the main floor, and an expansive eat-in kitchen
- Covered entrance welcomes you
- Entryway has room for hall tree
- Light-filled dining room has room for large table, modern lighting; flows to kitchen
- Kitchen features quartz counters, a breakfast bar, subway tile backsplash, ample cabinetry, tile floors, pantry cabinets, and sliding doors that open to deck
- Cozy up to the fireplace on cool evenings in the living room — or curl up with a book in front of the large picture window
- Sunroom off living room is ideal as a private office/play space/ or yoga room and has sliding doors that open to deck
- Original hardwood floors, recessed lighting, ceiling fans throughout
- Main-level primary bedroom has a good-sized closet and windows that look out to the deck and the yard
- Modern lighting and painted woodwork throughout
- Enjoy the convenience of the full bathroom on main floor with an extra-deep soaking tub/shower, modern vanity, and tile floors
- Second floor offers two spacious bedrooms and a full bathroom with a double vanity and tub/shower
- Perfect for entertaining and gathering, the 500+ SF of elevated living space on the wraparound deck has ample room for multiple seating areas, dining, and grilling

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FEATURES (CONTINUED)

- Deck overlooks large, fenced-in backyard and has wooded views
- Unfinished, walk-out basement offers loads of room for storage
- Rinnai gas tankless water heater/ATT fiber internet

COMMUNITY/LOCATION

- Malvern Hills neighborhood association, a donation-based homeowners association, offers wonderful community events including yard sales, ice cream socials, movie nights, holiday parties, a newsletter, and more
- Sidewalks throughout the neighborhood and community gardens
- Wonderful location, easy half-mile walk or bike ride to Malvern Hills Park's pickleball courts and playground; 0.8 mile to the Hominy Creek Greenway; 1.5 miles from the heart of West Asheville's restaurants, breweries, and shopping

UPDATES

- Brand-new architectural shingle roof with all-new 5" gutters, 4/30/25
- New whole-house filter, 2025
- Repaved driveway, 2024
- Underground drainage from gutters, installed 2023
- 625 SF paver patio by driveway and under deck, installed 2023
- Fenced in the backyard
- Chimney inspected in 2019

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take Patton Avenue (US-19 S) to left on Bear Creek Road. Home will be on the left.



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MAIN LEVEL



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UPPER LEVEL



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BASEMENT LEVEL

