



## 31 BIRCHWOOD LANE

Move-in-Ready Ranch-Style Home in Parkway Forest



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 1.5 Bathrooms  
1,070 SF + 398 SF Second Living Quarters • 1.27 Acres  
MLS #4067032

## INFO

31 Birchwood Lane, Asheville, NC 28805

3 Bedrooms, 1.5 Bathrooms

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## FEATURES

- Lovely brick rancher on over an acre of land on quiet cul-de-sac
- Three bedrooms and one bathroom, all on main floor, with large bedroom/bonus room and half bathroom in basement
- Walkout basement on slab with interior access
- Inviting front porch is the perfect place to visit with neighbors
- New laminated wood floors in main living areas; original hardwood floors in bedrooms
- Fresh interior paint on ceilings, walls and trim
- Granite kitchen countertops with subway tile backsplash
- Soft-close custom maple cabinets in kitchen
- New bedroom doors on main level
- Vinyl double-paned windows
- 2020 gas water heater
- Washer and gas dryer in basement
- Gas forced heat/AC with evaporator coil
- Large covered back deck with privacy and winter views
- Covered back patio with concrete floor
- Established landscaping and native plants surround the home



House Sits on More Than an Acre of Land



Quaint Home at End of Cul-De-Sac



Freshly Painted Ceiling, Walls and Trim



New Floors and Double-paned Windows



Back Porch Access off Dining Room



Kitchen Features Custom Soft-Close Maple Cabinets



Stainless Steel Double Sink with a View of the Back Deck



Convenient, L-Shaped Workflow



Primary Bedroom



All Three Bedrooms Have Ceiling Fans with Lights ...



... and Hardwood Floors



Full Bathroom with Shower and Tub



Hardwood Floors in Basement



Space for a Media Room, Office, or Guest Quarters



Built-in Shelves and a Roomy Closet



Basement Also Offers Space for Creativity



On-Slab Basement Has Vent for Heat and Cooling



Half Bath in Basement



Covered Patio on Basement Level



Rear View of Walk-out Basement with Covered Patio



Large Covered Back Porch with Stairs Leading to Backyard



Plenty of Yard for Pets, Kids, or Further Building



Ample Parking and Great Woods for Play and Privacy

## 31 BIRCHWOOD LANE

Move-in-ready rancher on more than an acre of land in the quaint neighborhood of Parkway Forest. This charming home sits at the end of a cul-de-sac and has 3 bedrooms and 1.5 bathrooms. Many updates include a fresh coat of interior paint, new laminated wood floors and double-paned vinyl windows. Kitchen has granite countertops with subway tile backsplash and custom soft-close maple cabinets. The main level has three bedrooms and one full bathroom, plus two large outdoor decks for your enjoyment. Basement offers a large bedroom/bonus room with a half bathroom. Easily expand your living space in this conditioned basement on a slab with a covered patio. Native plants, birch trees and established landscaping make this a great yard for kids, pets, and gardens. Plenty of parking in driveway. Enjoy nearby trails on the Blue Ridge Parkway — and convenient, easy access into downtown Asheville. Close to all amenities, including AC Reynolds Middle and High Schools.



For more information, please contact:

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### DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head east on US-70/Tunnel Road for about 5 miles. Just past the VA Medical Center, take a right onto Pleasant Ridge Drive. Take second right on Wagon Drive, and then a left on Birchwood Lane.