



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BOHEMIAN HEIGHTS



17 BOHEMIAN LANE | ASHEVILLE, NC 28805

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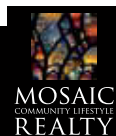
BOHEMIAN HEIGHTS



WOODED OASIS IS A PERFECT ESCAPE FROM THE EVERYDAY

This spacious home is situated on 1.72 acres at the end of a private lane, offering plenty of room to work, play, and create. Step inside this move-in-ready home and experience the open, flowing floor plan with cathedral ceilings and large windows that fill the space with natural light. Enjoy entertaining in the chef-inspired kitchen or unwinding after a long day in the private, retreat-like primary suite on the main floor. Upstairs, you'll find two bedrooms and a large bonus room that is perfect for movie nights. Not to be missed, the detached two-story studio provides incredible bonus space and is perfect as an artist's studio, a private home office, home gym, or play space. Relax on the covered back porch and enjoy the soothing sounds of birds and a babbling waterfall while taking in the lovely landscape. Just minutes to shopping and 20 minutes to downtown Asheville.

3 BD | 2.5 BA | 2,348 SF + 663 SF STUDIO | 1.72 AC | MLS #4293074



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FEATURES

• A True Wooded Oasis •

Welcome to 17 Bohemian Lane, a perfect escape from the everyday. This spacious home is situated on 1.72 acres at the end of a private lane, offering plenty of room to work, play, and create. Nestled in the woods half a mile below the Blue Ridge Parkway, the property feels like a tucked-away haven, yet it's only 10 minutes from shopping and dining and just 20 minutes from downtown Asheville. Stone walkways, established perennials, and flowering bushes and flowers adorn the wooded landscape. Enjoy the peaceful sounds of birds and a babbling waterfall, and you might even spot some local wildlife in this tranquil, natural setting.

• Thoughtful Design and Flow •

This move-in-ready home offers ease of living with everything you need on one level and additional bedrooms and a bonus room on the second floor. Step inside and experience the open, flowing floor plan with cathedral ceilings and large windows that fill the space with natural light. A cozy gas fireplace is the focal point of the living area, which transitions seamlessly into the dining and kitchen spaces. The luxurious primary suite on the main floor provides a private and convenient retreat. A cathedral ceiling and large arched windows create a light-filled space, while a walk-in closet, soaking tub, and double vanity complete this tranquil sanctuary.

• Chef-Inspired Kitchen •

Perfect for the home chef and for entertaining, the large kitchen features an island with storage, a gas range, a stainless steel hood, and a convenient desk area. Soft-close cabinet doors and pull-out shelves in the lower cabinets offer both convenience and enhanced functionality. An ideal spot for casual meals, the adjacent breakfast nook has ample room for a large table and large windows that overlook the back patio.

• Second Floor •

Two spacious bedrooms feature large windows with wooded views and good-sized closets. Ideal as a family/craft/play/media room, the bonus room is a versatile space with a sink, granite countertops, plenty of cabinets, and room for a beverage refrigerator—a perfect spot for movie nights.

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• Art Studio •

Not to be missed! A detached, two-story studio, built in 2014, offers even more possibilities. This 663 SF space, which was repaired and updated in March 2025, includes a new roof, drywall, lights, a new mini-split heat pump, and has its own 100-amp electrical panel. Incredible bonus space, the studio is perfect as an artist's studio, a private home office, home gym, or play space. The upper level offers extra storage or work space.



• Outdoor Living and Relaxation •

The covered back porch is the perfect spot to enjoy your morning coffee or an evening cocktail while overlooking the stone patio, man-made pond, waterfall, and woods. The pond and waterfall were recently rebuilt in 2023. This is a wonderful area for grilling, entertaining, or simply relaxing to the sound of running water. Stone walkways, established perennials, and flowering bushes and flowers adorn the wooded landscape. You'll also find blueberry bushes within the fenced area at the top of the driveway.

• Additional Highlights •

- Move-in ready home
- Gentle access from Bull Creek Road
- Two-zone heating and cooling with new Bryant heat pumps (2020) with wi-fi programmable thermostats for optimal comfort and transferable maintenance agreement with Quality Air
- Convenient septic risers installed in 2023
- Bosch dishwasher was installed in 2021
- Transferable termite bond from Terminix
- Eufy wi-fi security cameras
- Just a mile from the Riceville Fire Department and community center
- Two car garage and additional paved parking right in front
- No HOA

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head east on I-240 to exit 7 and turn left onto US-70 E/Tunnel Road to Riceville Road. Turn left onto Riceville Road and left onto Bull Creek Road. In 1.2 miles, turn left onto Bohemian Lane. Home is at the end of Bohemian Lane.



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MAIN LEVEL



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UPPER LEVEL



DETACHED STUDIO

