



31 CENTRAL AVENUE WEST

Like-New Home with Permitted Lower-Level Homestay



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 3.5 Bathrooms
2,541 SF • 0.55 Acre
MLS #4355209



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FEATURES

Minutes to Haywood Road and downtown Asheville

Light and bright home, **built in 2017**

Peaceful location **convenient to both downtown and everything west**

Screened-in porch on main level

Gas fireplace in living room

Guest bathroom with **double sinks**

Tub/tile combo in guest bathrooms

Tons of storage, cabinets, closets, attic

Upper level has **primary bedroom** with **ensuite bathroom that has heated electric floors**, oversized tile shower, double vanities and large walk-in closet

Gas furnace downstairs and **heat pump** upstairs

Radon mitigation system

Bamboo floors throughout main level

Utility room with washer and dryer on upper level

All main-level lights on dimmers

Plantation shutters



Kitchen features and island with breakfast bar, granite countertops, gas cooktop, nice sized pantry, one-year-old fridge

Open floor plan with great flow

Screened-in porch and two outside decks with Trex® decking

Natural gas line connection for a grill on the screened-in porch

Electric locks throughout

Two-car garage + long driveway = ample parking

Abuts a **private access road for easy exit** to the right past garage; **no backing down driveway**

A **30-foot right-of-way easement** along Central Avenue and an **easement along back of property** gives **access to the five lots on original plat**; currently being used as a private road

Private deck with fenced-in yard in lower level

Lower-level living quarters has **private entrance** and a **current homestay permit**; features a private deck which opens into the fully fenced backyard—fantastic rental potential

Enjoy relaxing around the **fire pit in the fully fenced backyard**; yard also has a **storage shed**

Perfect setup for an investor wanting **long- or short-term rental units**



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Stunning, like-new 3 BR/3.5 BA home—with a permitted, income-producing homestay or extra bedroom in the lower level—is conveniently located on the west side of Asheville, minutes to Haywood Road and less than 5 miles to downtown. Thoughtfully designed with a smart open plan and beautiful finishes throughout, this home features gleaming bamboo floors and abundant natural light.

The main level offers a layout perfect for entertaining or everyday living, with a spacious kitchen anchored by a large center island and counter seating, a flow that leads effortlessly into the dining and living areas, and to a cozy, peaceful screened porch that overlooks the fully fenced backyard.

Upstairs, the serene primary suite provides a true retreat that includes a spa-like bathroom with heated floors and an oversized walk-in closet. Two additional bedrooms and a full bath complete the upper level.

The lower level has a private entrance, additional living area, and a full bathroom, making it ideal for guests, teenagers, media space, or use as a permitted homestay—a rare and valuable opportunity in Asheville. Alternatively, you could buy this property as an investment and rent two separate units long term!

Enjoy the outdoors from the fantastic screened porch overlooking the fully fenced backyard, complete with a fire pit for relaxing evenings. Additional outdoor spaces include two Trex® decks—one main on the main level; one on the lower—and a covered, lower-level patio. The large, private lot provides a peaceful setting close to everything West Asheville has to offer.

Additional features include excellent storage in the garage and outbuilding, a radon mitigation system, and easy parking with pass-through access to a private road for a convenient exit (or for guest parking).

NOTE: Survey reflects 0.552 acreage. Due to the 30-foot right-of-way along Central Avenue and an easement at the back of property that gives access to the five lots on the original plat, both the tax records and GIS reflect a 0.27-acre lot.



For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-40 W to Exit 44. Turn left on Patton Avenue/Smokey Park Highway; go 0.2 mile, then turn left on Old Haywood Road. In 1.1 miles, turn left on Hemlock Drive. Veer left onto Hemlock, heading uphill and following the Mosaic directional signs to the house (on the right). When exiting, use the driveway and turn right onto Central Avenue West.



FLOOR PLAN