



64 CLINGMAN AVENUE #202

Walking Distance of Downtown Asheville and The River Arts District



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 2 Full Bathrooms
1,016 SF • Dedicated Parking Space
Secure Private Storage Unit

64 CLINGMAN AVENUE #202 ASHEVILLE, NC 28801

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1,016 SF · Dedicated Parking Space

FEATURES

Exceptional in-town location, walkable to downtown Asheville and the River Arts District

Close to restaurants, shops, breweries, and parks, with easy access to Asheville's vibrant dining and arts scene

Minutes to the Biltmore Estate and major interstate access

Open floor plan filled with abundant natural light

Light-filled interior designed for comfortable, everyday living

Kitchen with **ample cabinetry, pantry, and generous counter space**

Spacious primary suite with ensuite bathroom

Large walk-in closet in primary bedroom

Direct access to private balcony from the primary suite

Second bedroom offers flexibility for **guests, office space, or hobbies**

Additional storage in **laundry room**

Private balcony for morning coffee or evening relaxation



Separate, secure private storage unit on main level

Dedicated parking space

Additional **street parking available for guests**

Inviting central courtyard and landscaped **open-air atrium**

Monthly HOA dues cover **water, trash, and recycling**

Low-maintenance living in one of Asheville's most convenient locations



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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM



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Exceptional In-Town Location

Asheville, NC 28801



Welcome to Merritt Park. Located within walking distance of downtown Asheville and the River Arts District, this light-filled 2 bedroom / 2 bath condo offers the perfect blend of comfort and convenience. Restaurants, shops, breweries, and parks are all nearby, with the Biltmore Estate and interstate access just minutes away. Inside, the open floor plan is filled with natural light, and designed for easy everyday living.

The kitchen offers ample cabinetry and counter space, while the spacious primary suite includes an ensuite bath, large walk-in closet, and direct access to the balcony. A second bedroom provides flexibility for guests, office space, or hobbies, and additional storage is available in the laundry room.

The unit also includes a separate secure storage space on the main level. Enjoy the landscaped open-air atrium, and an inviting central courtyard. Monthly HOA dues cover water, trash, and recycling, making Merritt Park an ideal low-maintenance opportunity in one of Asheville's most convenient locations.



For more information, please contact:

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DRIVING DIRECTIONS

From I-26 West, take the Patton Avenue exit into downtown Asheville. Turn right onto Clingman Avenue. Merritt Park is located at the corner of Clingman Avenue and Hilliard Avenue. Parking space for Unit 202 is on the back left corner of the complex, additional parking available along Merritt Park Street or any available street parking