



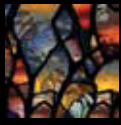
87 DEAVER STREET

Thoughtfully Designed GreenBuilt & Energy Star Home in West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms
3,000 SF • 0.26 Acre



**87 DEAVER STREET
ASHEVILLE, NC 28806**

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3,000 SF · 0.26 Acre

FEATURES

Superior Walls/11-inch-thick insulated walls

Two foundation drains

GreenBuilt certification; HERS score of 50

Energy Star rated

EV charger

Whole-house surge protector

Whole-house water filter

Gas on-demand water heater

Parking area drain for water runoff

Extra-large driveway and parking

Gravel drive to the back suite used for Airbnb (best accessed with AWD or 4X4s); **custom shed** matches the home

Parking pad in front of the shed

River rock swale drains runoff water between 87 and 89 Deaver Street

Rock work/steps on side and back of home

Concrete pad behind basement suite

Screened-in back porch and open-air back deck with new steps to backyard. Screened section has panels below decking to create a **dry area below**

Custom window package with oversized windows



Oversized, covered front porch

Metal roof

Sherwin Williams SuperPaint was used for durability

Lot across the creek is available for purchase, if more privacy is desired

INTERIOR

Quality paint with **low vocs**

All **hardwood flooring** (tile in bathrooms)

Foyer with coat closet at entry

Vented gas inline fireplace is flanked by custom **hardwood floating shelves**

Wide, winding staircase with custom iron handrail

Walk-in pantry with custom shelving

Office/study on main floor

New Z-line appliances, including an exhaust hood that is vented to the outside

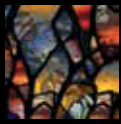
All appliances except refrigerator have 5-year extended warranty

Large kitchen Island (seats four) has a butcher block top with a food-grade finish; **white quartz countertops** in rest of kitchen

Decorative electric sockets and light switches

Dimmers in all main living areas

2x6 advanced framing techniques; **foam insulation** in corners and under windows



UPSTAIRS

Primary bedroom has two closets

Primary bath has a marble double vanity, a pocket-doored, private water closet, plus an oversized shower with two showerheads

Two whisper-lite recessed light/exhaust fans

Brand-new LG super-efficient washer/dryer with 5-year Lowes extended warranty

Hall bath features a **tiled floor and tub surround**, an enameled steel bathtub and a marble double vanity, plus a **whisper-lite** recessed light/exhaust fan

Large secondary bedrooms have ample closets

Exterior and roof area insulated with spray foam

Interior primary bedroom walls are insulated



LOWER LEVEL

Daylight basement

Private Airbnb/in-law suite with separate entrance; available fully furnished, if desired

Sink/wood butcher block mini-coffee bar

Tiled step-in shower

Under-stairs storage with door

Finished family/TV/flex room

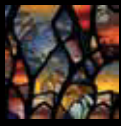
Utility area with sink, pegboard for tools and storage

ERV for **fresh air ventilation**

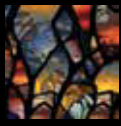
Heat pump with **gas backup**

Smart thermostat with multi-zone unit

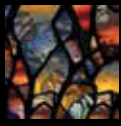


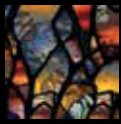


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Experience the perfect blend of modern efficiency and thoughtful design in this custom-built 4 BR/3.5 BA home, GreenBuilt certified and Energy Star rated for superior performance and lower utility costs. Ideally located just minutes from both downtown and West Asheville, you'll enjoy easy access to dining, shopping, and vibrant local culture. Set in a wonderful, tree-lined neighborhood, this home is perfect for evening walks or a quick 5-minute stroll to New Belgium Brewing Company. You're truly close to everything you need—and everything you want. Inside, the home showcases luxury appliances, spacious living areas, and an extra-wide staircase that enhances both style and functionality. The main-level office, complete with fiber optic internet, provides an ideal work-from-home setup. Generously sized bedrooms feature ample closet space, while the flexible lower-level living area is currently operating as a successful Airbnb/Homestay—perfect for continued income potential or easily converted into a private in-law suite. Buyer to verify Homestay eligibility with City of Asheville. This home offers the rare combination of sustainability, luxury, and versatility in one of Asheville's most desirable locations.

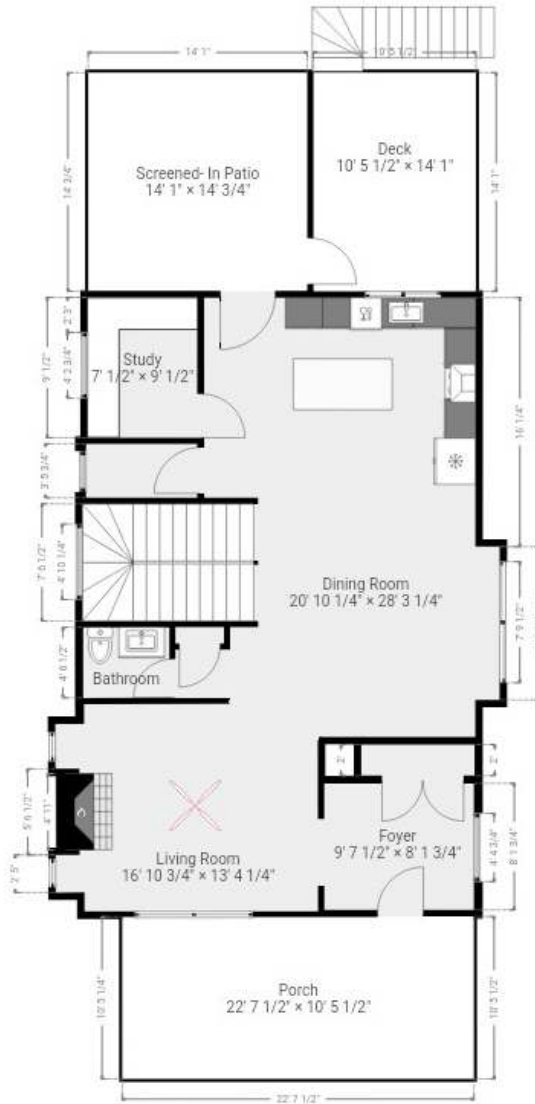
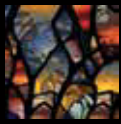


For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: GPS WORKS. Take College Street to Clingman Avenue. Once past the French Broad River, Clingman turns into Haywood Road. Take a right at TACO BILLY restaurant on Brownwood Avenue. Take a right on Deaver Street and continue to 87 Deaver Street on the left-hand side.



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL