



340 DILLINGHAM CIRCLE

Versatile Two-Story Home in East Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 1.5 Bathrooms
1,772 SF • 0.7 Acre
MLS #4318995



**340 DILLINGHAM CIRCLE
ASHEVILLE, NC 28805**

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FEATURES

Two-story home with **two bedrooms and plenty of flex space** on both floors

2023 electric heat pump, air conditioning and heat, 2 units (dual zone)

2023 water heater

Large yard is ideal for oversized vehicles including RVs and boats

House is built with **steel beams** that provide strength and durability

Lots of windows allow sunshine to fill the home

Fresh interior paint throughout home

Ceiling fans with lights in upstairs bedrooms

Laundry room hook-ups located upstairs

Tile bathroom floors

Laminate flooring throughout home

Awning-style windows

Carpeted stairs



Storage between floors adds a secret benefit: great soundproofing!

Open, clear lot is ideal for recreation

City water

Property boundary is the painted line behind the chain-link fence

Near trails at Warren Wilson College that were just placed into a conservation easement with Southern Highlands Appalachian Conservancy

Shared septic system with commercial building next door; see easement in attachments

Septic easement (see survey) is located on property next door (338 Dillingham)



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



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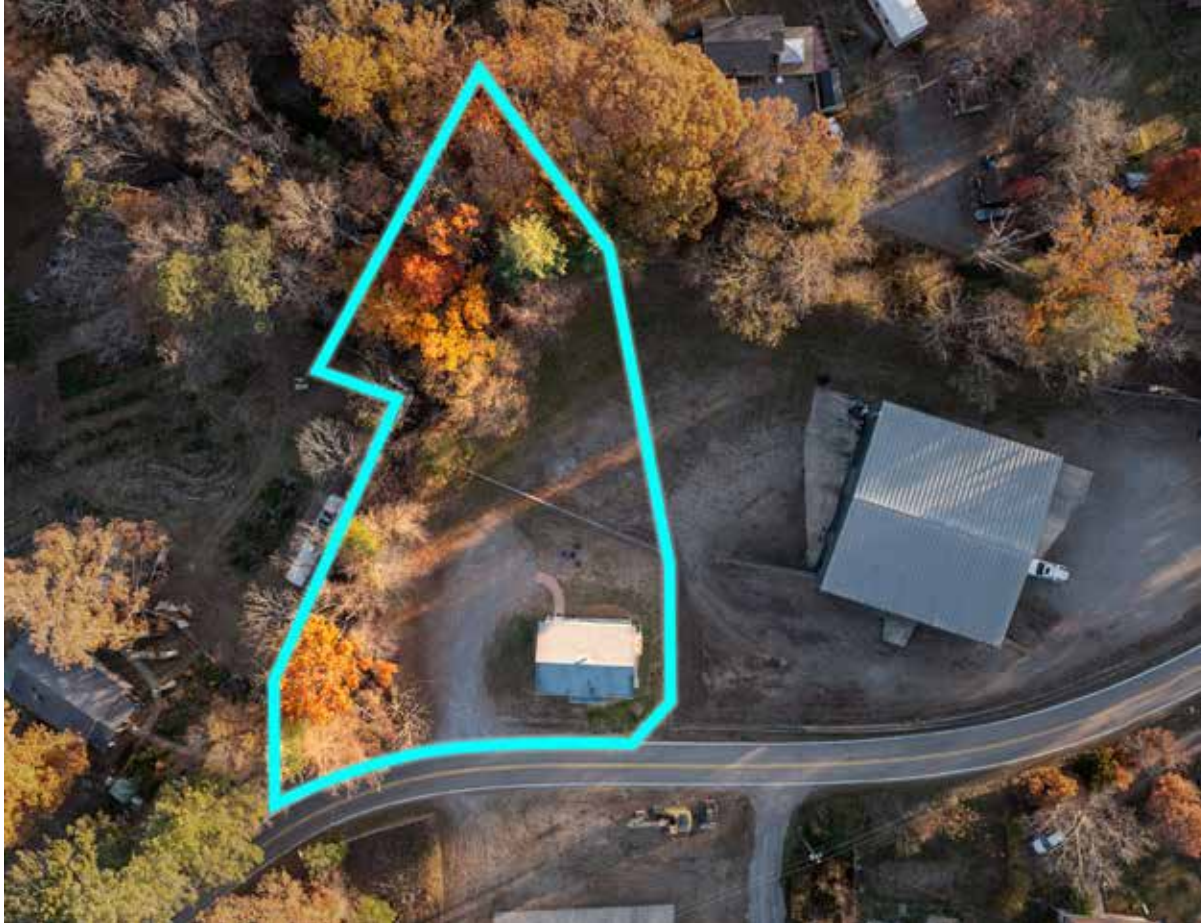
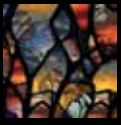


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Asheville, NC 28805





Don't miss this unique opportunity to own a versatile two-story home offering plenty of flexible living space and endless possibilities. Once an office, the home has been outfitted for comfort and efficiency, featuring two new 2023 electric heat pump systems for dual-zone heating and cooling, plus fresh interior paint and updated fixtures. Built with durable steel beam framing, this home offers lasting quality and peace of mind. Inside, you'll find open floor space with plenty of sunlight filling the living room and dining area. The two rooms downstairs make a great office, TV/media room or guest space. The functional kitchen has room for expanding to meet your personal needs. The spacious bedrooms upstairs have room for dressers/armoires and all bedrooms have modern ceiling fans with lights. The large laundry room is equipped with hook-ups ready for your appliances. Dry storage space between floors provides both efficient functionality and excellent soundproofing. The large yard is ideal for oversized vehicles, RVs, boats or outdoor hobbies, offering space and flexibility that's hard to find. The property extends behind the chain link fence; a painted line and survey markers outline the boundary. There's also access to nearby Warren Wilson Trails, recently placed under a conservation easement with the Southern Highlands Appalachian Conservancy. This property offers a rare blend of comfort, functionality, and proximity to nature—all within 15 minutes of Asheville.



For more information, please contact:

STACEY ENOS
828-712-2069
STACEY@MYMOSAICREALTY.COM

DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240E to I-40, then take exit 55. Turn left, and then right at the light for Tunnel Road /US-70. Take a left at Warren Wilson Road and then a left onto Riceville Road. Take a right at the second Dillingham Circle road; the house will be on the right in about half a mile.



MAIN LEVEL



BASEMENT LEVEL