



54 DOWNING STREET

Charming 1927 Bungalow in Prime West Asheville Location



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 1 Bathroom
804 SF • 0.21 Acre
MLS #4274017



**54 DOWNING STREET
ASHEVILLE, NC 28806**

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RECENT UPDATES

2019: Roof with **architectural shingles**

2019: **Electric water heater**

2019: **Stove and refrigerator**

2024: **Dishwasher**

2021: **Five storm windows** added to front and side of house

2021: New **gutters, drain lines**, and an attractive **dry creek rock bed** were added for water management

2021: **Roof rafters** were replaced (back section of home)

EXTERIOR FEATURES

Off-street parking provides level entrance into kitchen

The yard is a **gardener's paradise** with established fig trees, milkweed, lemon balm, and majestic trees

Wonderful, **covered front porch** with beadboard ceiling is the best place to enjoy the day

Two free-standing backyard sheds are ideal workshop or artist studio spaces

Sitting area featuring concrete table and benches

Seller added a decorative **dry creek rock bed** for water management

Large basement with outside entrance is great dry storage for toys and tools

Near the **Burton Street Community Center and Garden**

Level entrance from parking into kitchen



INTERIOR FEATURES

Newer kitchen appliances include refrigerator, stove, and dishwasher

Bright kitchen has **plenty of counter and cabinet space and an island** that's perfect for counter seating

Split-bedroom floor plan for privacy and flexibility

Bedrooms have **hardwood floors and reach-in closets**

Bathroom has a **shower/tub combination** and is surrounded in **decorative tile**

Jøtul wood stove keeps you warm and cozy in the winter

Abundant, original windows throughout the home provide ambient lighting

Living area has a **ceiling fan with light**

Three AC window units convey

Compact washer/dryer convey



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This well-maintained, classic bungalow is located in the heart of vibrant West Asheville. Major updates were completed from roof to foundation, offering peace of mind and move-in-ready convenience. Bright and cozy interior offers an open floor plan that flows from the inviting, covered front porch to the kitchen. The kitchen features newer appliances, counter seating and a dining area. Split-bedroom layout provides privacy and flexibility. Bathroom includes a shower/tub combo with decorative tile. Jøtul wood stove will keep you warm in winter. Enjoy outdoor living with a playful, creative yard and established edible landscaping. Large basement on concrete offers dry storage for all your tools and toys. Easy access to local shops, restaurants, and parks—this home combines historic charm with modern comfort.



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 W to Haywood Avenue and turn right. Take a right on Baker Avenue and then a left on Clay Street. Go right on Kendall Street, and at the end of the road, take a left and you will see 54 Downing on the left. Off-street parking available in driveway.