



11 GRATITUDE DRIVE

Adorable Cottage Home in the Heart of West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,381 SF • 0.05 Acre
MLS #4162662



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM

INFO

11 Gratitude Drive, Asheville, NC 28806

3 Bedrooms, 2.5 Bathrooms

1,381 SF • 0.05 Acre

MLS #4162662

FEATURES

- Meticulously maintained home in West Asheville's desirable West End Cottages community
- Excellent location in the heart of West Asheville — walkable to Haywood Road's thriving business district, including numerous popular cafés, restaurants, breweries and more
- Walk or bike to Carrier Park and the French Broad River Greenway that connects to the River Arts District and downtown Asheville
- Thoughtful construction and design, quality materials, and attention to detail create a lasting new-home feel
- Low-maintenance yard and durable materials for easy upkeep
- Community features include greenspace, garden beds, and bicycle parking
- Open, flowing main-level floor plan is perfect for entertaining
- Covered front patio for relaxing
- Spacious living room with ceiling fan, and oversized windows for great natural light
- Well-appointed kitchen features granite countertops, stainless steel appliances, wraparound counter with breakfast bar, and back deck access; sunny back deck with privacy wall is great for grilling



Covered Front Patio for Relaxing

- Dining area off of kitchen
- Powder room and extra storage under the stairs on main level
- Upstairs landing connects three bedrooms and two full bathrooms
- Bright primary bedroom features a gleaming, tongue-and-groove vaulted ceiling, an exposed beam, adjacent walk-in closet, and ensuite full bathroom that includes a granite-topped double vanity, and tiled shower + tub
- Third bedroom on second level makes a great home office
- Second full bathroom with granite-topped vanity
- Laundry closet with storage shelf on second level
- Two dedicated, side-by-side parking spaces



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Spacious Living Room



Space for Entertaining



Oversized Windows for Great Natural Light



Dining Area off of Kitchen



Sparkling Kitchen • Wraparound Counter, Breakfast Bar



Granite Countertops and Stainless Steel Appliances



Lots of Cabinet and Countertop Space



Window over Sink • Corner Lazy Susan Cabinet



Powder Room and Extra Storage Closet



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Granite-Topped Vanity in Main-Level Powder Room



Upstairs Landing Connects Three Bedrooms



Laundry Closet on Second Level



Primary Suite Gets Great Light ...



... and Features a Tongue-and-Groove Vaulted Ceiling



Adjacent Walk-in Closet



Granite-Topped Double Vanity in Ensuite Full Bathroom



Large-Tiled Shower + Tub

11 GRATITUDE DRIVE
Adorable Cottage Home in the Heart of WAVL
Asheville, NC 28806



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Bright Second Bedroom



Third Bedroom Also Makes a Great Home Office



Second Full Bathroom Upstairs



Sunny Back Deck for Gatherings



Stained, Slatted Wall for Privacy



Green Spaces throughout the Neighborhood



Low-Traffic, No-Thru Street with Mature Landscaping



Tucked Away in the Heart of West Asheville

11 GRATITUDE DRIVE
Adorable Cottage Home in the Heart of WAVL
Asheville, NC 28806



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Great Curb Appeal + Two Dedicated Parking Spaces

Meticulously maintained home in West Asheville's desirable West End Cottages community. Excellent location in the heart of West Asheville — walkable to Haywood Road's thriving business district, including numerous popular cafés, restaurants, breweries and more. Thoughtful construction and design, quality materials, and attention to detail create a lasting new-home feel. Low-maintenance yard and durable materials for easy upkeep. Relax on the covered front patio or sunny back deck with stained-wood privacy wall. Open main-level floor plan features a spacious living room, well-appointed kitchen with wraparound breakfast bar, and bright dining area. Upstairs hallway connects three bedrooms, two full bathrooms, and a laundry closet. Primary bedroom features a stunning tongue-and-groove vaulted ceiling, and ensuite full bathroom. Third bedroom on the second level also makes a great home office. Plenty of parking with two dedicated spaces + extra on-street parking.



For more information, please contact:

MIKE FIGURA

828.337.8190

MIKE@MYMOSAICREALTY.COM

DIRECTIONS

FROM HAYWOOD ROAD: Turn onto State Street. Turn right onto Hudson Street. Turn left onto Burke Street. Burke Street becomes Gratitude Drive. 11 Gratitude Drive is on the right. Sign in the yard.



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM

Main
Level



Upper
Level



FLOOR PLANS