



9 GRIFFING BOULEVARD

1927 Brick Colonial in the Heart of Grove Park



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 4 Bathrooms
3,077 SF • 0.52 Acre
MLS #4301616



9 GRIFFING BOULEVARD ASHEVILLE, NC 28804

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FEATURES

- In the heart of Grove Park, North Asheville's sought-after historic neighborhood, just steps from the Rose Garden
- Blocks from Merrimon Avenue and its abundance of amenities—Fresh Market, Ace Hardware, numerous eateries, the impressive Jones playground, and the Beaver Lake and Bird Sanctuary walking trails
- Coveted corner lot (0.52 acre) with gorgeous trees, two driveways, and tons of potential to make it a stunning home again
- Solid brick Colonial home with four bedrooms, four bathrooms, a grand entryway, and original built-ins and charming features throughout from its 1927 construction
- Size of lot provides possibility to add on to home, if desired—basement also provides potential to expand and includes one of the bathrooms
- Surrounded by gorgeous historic homes on Griffing Boulevard—bring your contractors to add to this stunning corridor of homes
- Front yard includes a circular, gated driveway; side yard also has its own back-gated driveway that leads to the basement garage and additional parking
- Sellers have renovation plans that they're willing to share with serious buyers
- Asheville City School district









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





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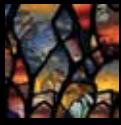
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In the heart of Grove Park, one of North Asheville's premier historic neighborhoods, this 1927 brick Colonial offers timeless character, a fantastic location, and endless potential. Set on a coveted 0.52-acre corner lot with mature landscaping and two gated driveways, it's just steps from the Griffing Rose Garden, Merrimon Avenue shops and restaurants, the Jones playground, and Beaver Lake trails. Inside, a grand entry, original built-ins, and four bedrooms/four baths await the new buyers—and the basement offers even more potential for expansion, if desired. A great opportunity to restore and customize a classic property surrounded by beautiful homes on Griffing Boulevard. Sellers have renovation plans that they are willing to share with serious buyers; home is being sold as-is. See video for more information.



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take take Merrimon Avenue north. Turn right on Gracelyn. Go straight through the four-way stop as it turns into Griffing Boulevard. Home will be on your left.



MAIN LEVEL



UPPER LEVEL



BASEMENT



UPPER AND BASEMENT LEVELS