



85 LANNING AVENUE

The English Cottage | Where Modern Comfort Meets Classic Character



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 3 Bathrooms
1,236 SF • 0.10 Acre
MLS #4295494

85 LANNING AVENUE ASHEVILLE, NC 28806

2 Bedrooms, 3 Bathrooms
1,236 SF · 0.10 Acre
MLS #4295494

FEATURES

2 BR/2 BA Main Living Area

Thoughtfully remodeled 1950s home blending timeless charm with stylish updates

Versatile Secondary Living Space

Fully finished basement with separate entrance, perfect for a rental, in-law suite, or studio—previously used as a successful Airbnb

Cottage-Inspired Exterior

Vinyl and rock façade siding deliver a warm, storybook cottage feel

Updated Kitchen

Modern kitchen featuring LG stainless steel appliances, quartz countertops, tile backsplash, and custom cabinetry—ideal for home chefs and entertainers

Open Floor Plan with Gas Fireplace

Inviting main living area anchored by a cozy gas fireplace, perfect for entertaining or relaxing

Primary Suite with Ensuite Bath

Spacious and serene primary bedroom with attached private bathroom for your own personal retreat



Smart Storage Solutions

Bedrooms include built-ins for closets and extra storage, maximizing space and functionality

Outdoor Living

Enjoy the side deck off the living room—a perfect space for morning coffee or evening gatherings

Newer HVAC System

Enjoy year-round comfort with updated heating and cooling

Energy-Efficient Solar Panels

Reduce your carbon footprint and utility bills with owned solar panels

Parking & Garage

One-car garage plus two off-street parking spaces for ultimate convenience

Prime Location

Just minutes from all the restaurants, shops, and culture of West Asheville—live in the heart of one of Asheville's most desirable neighborhoods

West Asheville Charm Throughout

Thoughtful touches and historic character create a warm, welcoming vibe throughout the home



MOSAIC

COMMUNITY LIFESTYLE REALTY

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







MOSAIC
COMMUNITY LIFESTYLE REALTY

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





Welcome to this beautifully updated 1950s home where modern convenience meets classic West Asheville charm. This house has a main living area with two bedrooms and two full bathrooms, as well as a secondary living space with its own private entrance on the basement level, perfect for a guest suite, in-law quarters, or a potential rental (previously a successful Airbnb). Step into a warm and welcoming open floor plan highlighted by a cozy gas fireplace. The updated kitchen is complete with quartz countertops, stylish tile backsplash, LG stainless steel appliances, and modern finishes. The primary bedroom boasts a private ensuite bath and both bedrooms include clever built-in closet solutions. Outside, the vinyl and rock façade lends a charming cottage feel. Energy-efficient solar panels, a newer HVAC system, and a one-car garage with two additional off-street parking spots provide both comfort and practicality. Situated just minutes from all that West Asheville has to offer, this home is a rare find that combines location, flexibility, and character.



For more information, please contact:

AMBER BENNETT
828-242-1596

AMBER@MYMOSAICREALTY.COM

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 W/US-70 W and follow it to exit 2 for US 19-23 BUS/West Asheville. Turn left onto Haywood Road and continue for about half a mile. At the traffic light near Pizza Mind, continue straight onto Beverly Road W. Turn right onto Crestmont Avenue. Crestmont Avenue turns right and becomes Lanning Avenue. Home will be on the left.



MAIN LEVEL



LOWER LEVEL

FLOOR PLANS