



MOSAIC
COMMUNITY LIFESTYLE
REALTY

BEAVERDAM VALLEY



46 LAWTERDALE ROAD | ASHEVILLE, NC 28804

46 LAWTERDALE ROAD
ASHEVILLE, NC 28804



BEAVERDAM VALLEY

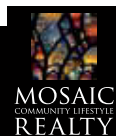


BEAVERDAM VALLEY GEM with full renovation and unrestricted use, ideal for short-term rental potential. Completely renovated in 2021, this single-level 3BR/3BA home blends modern comfort with versatile living in a sought-after North Asheville setting. Renovations include new roof, siding, windows, HVAC, tankless hot water heater, French drain, retaining wall, and much more.

UPDATES INCLUDE a striking architectural wooden privacy fence framing the entry, creating a welcoming courtyard that blends modern design with natural surroundings. Subtle uplighting and integrated party lights over the hot tub add a soft glow in the evenings. Step inside to an open floor plan where living, dining, and kitchen connect effortlessly, anchored by a vented fireplace. The chef's kitchen features quartz counters, a center island with counter-height seating, LP gas stove with range hood, and a pantry closet. Each of the three bedrooms offers its own luxurious and defined ensuite bath, while updated hybrid resilient flooring, and arched living room entryway elevate the home's style. Additional upgrades include crawlspace encapsulation with sump pump and dehumidifier, new gutters and interior/exterior paint.

OUTDOOR LIVING shines with new stone patios, split rail fencing, multiple decks featuring new boards and cable wire railings, a landscaped stone wall and flower bed, and Adirondack chairs around the fire pit—all conveying. A detached 728 SF garage with a brand-new roof and garage door opener provides excellent storage or workshop potential. Located 5.5 miles from downtown Asheville and 3 miles from the Blue Ridge Parkway.

3 BEDS | 3 BATHS | 1,572 SF | 0.51 ACRE | MLS #4299944



ELIZABETH PUTNAM
828-301-6374
ELIZABETH@MYMOSAICREALTY.COM

46 LAWTERDALE ROAD

ASHEVILLE, NC 28804



46 LAWTERDALE ROAD | ASHEVILLE, NC 28804

3 BEDS | 3 BATHS | 1,572 SF | 0.51 ACRE | MLS #4299944

FEATURES

- Located in desirable Beaverdam Valley
- Unrestricted property with short-term rental potential
- Completely renovated in 2021
- Single-level living; open floor plan
- Three bedrooms, each with its own ensuite bathroom
- Detached 728 SF garage with new roof (ideal for storage/workshop)

INTERIOR HIGHLIGHTS

- Open floor plan with spacious living and dining area, plus a vented fireplace
- Modern kitchen with quartz countertops and center island with counter seating
- LP gas stove with range hood and stainless steel appliances
- Pantry closet
- Custom ensuite bathrooms with unique details and finishes
- New, durable hybrid flooring
- Miele high-quality washer/dryer

UPDATES (2021)

- New roof, windows, and siding
- New HVAC system
- New tankless hot water heater
- French drain around the back exterior and retaining wall
- Interior repainted; installed new, resilient hybrid flooring
- New arched entryways in living room
- Updated bathrooms and kitchen
- All-new electrical and plumbing

ADD'L IMPROVEMENTS (2021-PRESENT)

- Full crawlspace encapsulation with sump pump and commercial-grade dehumidifier
- Helical piles installed under front of home for reinforced crawlspace
- New stone patio in front courtyard and new fire pit
- New deck boards and cable wire railings around decks
- Architectural wooden privacy fence creating courtyard-style entry
- Split-rail fence with hog wire
- Wood shed
- Exterior repainted
- Stone-walled flower bed and landscaped grounds
- String party lights integrated into outdoor spaces
- Hot tub (conveys with purchase)
- Adirondack chairs around outdoor fire pit (convey with purchase)
- New garage roof and new door opener

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE:
Drive north on Merrimon Avenue for 2.6 miles to the right at Beaverdam Road. Continue to right on Webb Cove for 0.3 mile, and then right onto Lawterdale Road.
Follow to home on the left.



46 LAWTERDALE ROAD | ASHEVILLE, NC 28804

3 BEDS | 3 BATHS | 1,572 SF | 0.51 ACRE | MLS #4299944

FLOOR PLAN

