



24 LOWER GRASSY BRANCH ROAD

Contemporary Cottage with Separate ADU



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 1.5 Bathrooms + ADU
1,160 SF • 0.41 Acre
MLS #4325507



24 LOWER GRASSY BRANCH RD ASHEVILLE, NC 28805

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FEATURES

Contemporary **cottage with separate ADU**

Tucked away off of Lower Grassy Branch Road, the **large lot backs up to National Park Service land and the Blue Ridge Parkway**

Surrounded by nature, enjoy **winter mountain views**, which transition into a secluded, **serene “treehouse living” feel during the lush summer months**

Minutes to downtown Asheville and around the corner for the entrance to the Parkway

MAIN LIVING

Spacious, open floor plan offers **LVP flooring, eat-in kitchen, and recessed lighting**

Kitchen features leathered **granite countertops, a pantry cabinet, stainless steel hood, and an island** with room for two seats

Home is filled with **abundant natural light**

Living area flows to dining area

Take in the **lovely wooded views** via the large picture window



Perfect for unwinding and listening to birdsong, the **private, screened-in porch** is steps away from the main living area

SECOND FLOOR

Second floor has **two large bedrooms, a full bathroom, and convenient laundry closet**

Feel like you're living in a treehouse in the **back bedroom** which offers a **step-in closet, vaulted ceiling, and a wall of windows**

Front bedroom has large windows, vaulted ceiling, a **double-door closet with storage nook** above

Beautiful **full bathroom** offers **tile flooring, a large vanity** with storage, a **tiled step-in shower** with clear glass doors and **high transom windows** for architectural detail and natural light

ADU/COTTAGE

A separate, **finished accessory dwelling unit/studio** with its own **heating, cooling and electric**

Ideal for a dedicated home office, art studio, yoga space, or play space

Path leads up to cottage's covered porch—and a bird's-eye view of the woods and main home

OUTDOOR LIVING

Ready for outdoor gatherings, the **built-in firepit area is encompassed by a stone-and-gravel patio**

Gardeners will delight in cultivating the **multiple raised garden beds and dedicated gardening areas**

Mature landscaping, expansive privacy fence, hardscaping, and ample parking

Attached **Tuff Shed® brand storage shed**



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46 Orchard Street, Suite 100, Asheville, NC 28801
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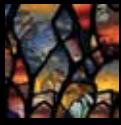
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Contemporary cottage with ADU! Tucked away off Lower Grassy Branch Road, the large lot borders National Park Service land and the Blue Ridge Parkway, providing unparalleled privacy. While winter months reveal quiet mountain views, the lush summer foliage creates a “treehouse living” ambiance. The main home features a spacious, open floor plan with LVP flooring, abundant natural light, and recessed lighting throughout. Enjoy cooking in the eat-in kitchen with leathered granite countertops, dedicated pantry cabinet, sleek stainless steel hood, and an inviting center island perfect for casual seating. The bright living area unfolds effortlessly into the intimate dining space, which grants direct access to the tranquil, private screened-in porch. Second floor features two bedrooms, a large, full bathroom, and a practical laundry closet. The separate, finished accessory dwelling unit (ADU) has heating, cooling, electric, and a covered porch—perfect for a private office, art studio, yoga or play space. Outdoor amenities include a built-in firepit area with a stone and gravel patio, multiple raised garden beds for gardening enthusiasts, mature landscaping, an expansive privacy fence, and ample parking.

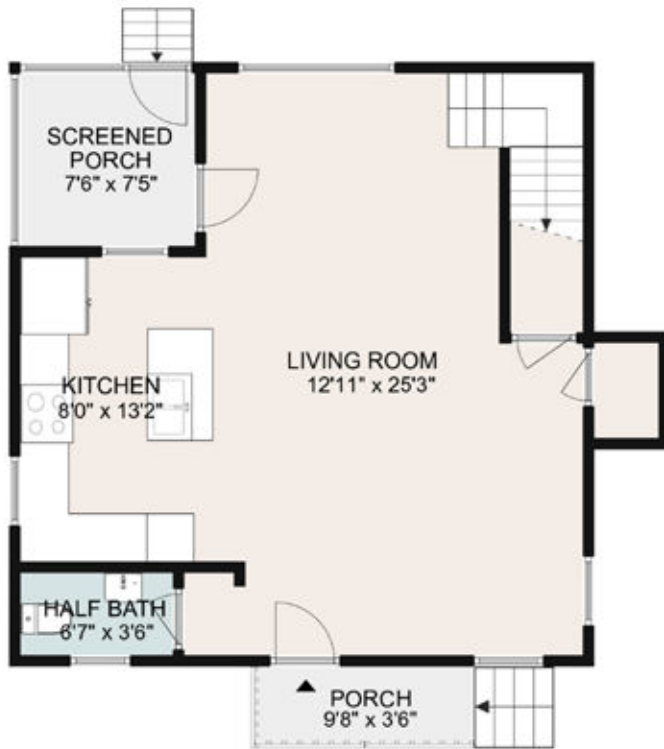


For more information, please contact:

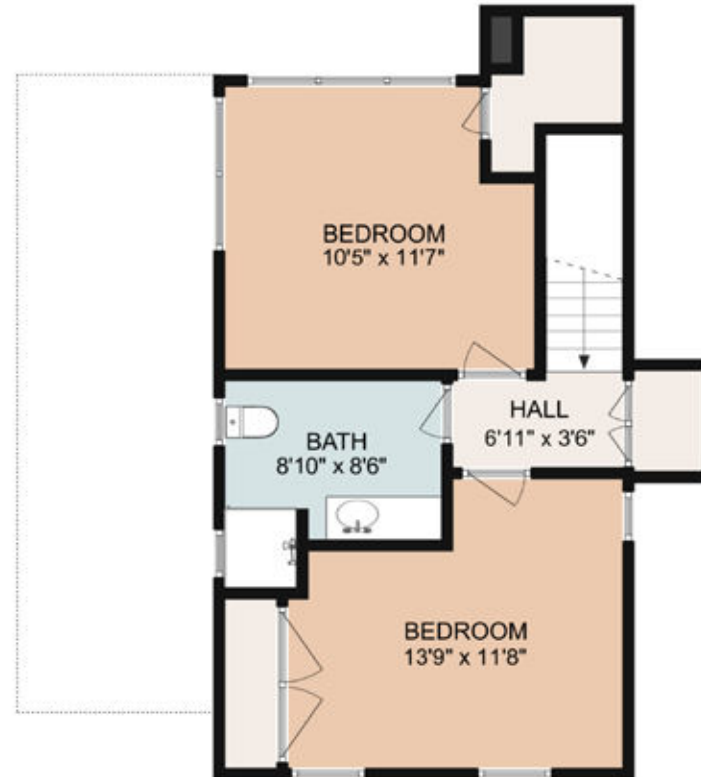
TRIP HOWELL
828-450-4792
TRIP@MYMOSAICREALTY.COM

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 E to Exit 7 (US-70 E/Tunnel Road). Follow signs and turn left onto Tunnel Road. Follow for 3 miles and turn left onto Lower Grassy Branch Road. Home is on your left.



MAIN LEVEL



UPPER LEVEL



STUDIO