



**MOSAIC**  
COMMUNITY LIFESTYLE  
**REALTY**

HAW CREEK



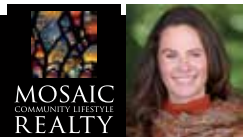
21 LYNNSTONE COURT | ASHEVILLE, NC 28805



## RARE GEM IN WALKABLE HAW CREEK

... just three doors down from the renovated Haw Creek Library and Playground. Enjoy weekly tailgate markets on Beverly. A short stroll down Avon leads to Haw Creek Park and the Heritage Trail, ending in downtown Haw Creek, with Penny Cup, Creekside Tavern, and the Whale Outpost all within a block of this well-maintained 1950s Haw Creek ranch. The main level features three bedrooms, a fully tiled updated bathroom, spacious kitchen, back deck, separate laundry, and walk-in pantry. With a ceiling height just under 7 feet, the lower level adds over 1,000 SF of flex space — its separate entrance, bathroom, kitchen, and private patio offer potential for an in-law suite or short-term rental. The property includes a 0.35-acre parcel, with the option to purchase an additional 0.34-acre parcel bordering Avon Road, which won't be sold separately without the home selling first. The additional parcel has a separate driveway apron with water/sewer tap permit approved. See the preliminary survey in the listing.

3 BEDS | 2 BATHS | 1,484 SF | 0.35 ACRE | MLS #4166927



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## FEATURES

- Roof installed in 2018
- Heat pump with gas furnace backup, installed in 2014
- Newer wood-clad, double-paned windows
- Spacious kitchen addition with walk-in pantry and laundry added on by previous owners (unknown year)
- Gas wall heater in addition approximately 7 years old
- Newly refinished hardwood floors
- Original heart-of-pine floors in dining room
- Custom built-in bookcase in bedroom
- Newer updates in the main-level bathroom with tile surround
- Private deck off the kitchen
- House located on a very quiet, private cul-de-sac
- Over 1,000 heated SF of additional, semi-finished square footage in the lower level (ceiling height under 7 feet)
- Separate lower-level entrance and private patio is ideal for an in-law suite or short-term rental
- Lower level has a full bathroom and kitchenette
- Custom cabinetry in lower level bathroom designed to disguise sump pump (will be made available for inspections)
- Less than a block away from: Haw Creek Library and Playground, Haw Creek Park and Heritage Trail, downtown Haw Creek, and tailgate market

## ADDITIONAL LOT INFORMATION

- 0.34 acre
- Driveway apron constructed
- Water/sewer permit applied for through the city and approved
- Buyer to pay tap fees for water/sewer

## DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: From I-240 E, take exit 7 towards US-70 (Tunnel Road heading towards Black Mountain); then turn left after 0.2 mile; take a slight right turn onto Tunnel Road; turn left on Lynnstone Court (directly after the Fire Department and before Wells Fargo) and the destination will be on your left.

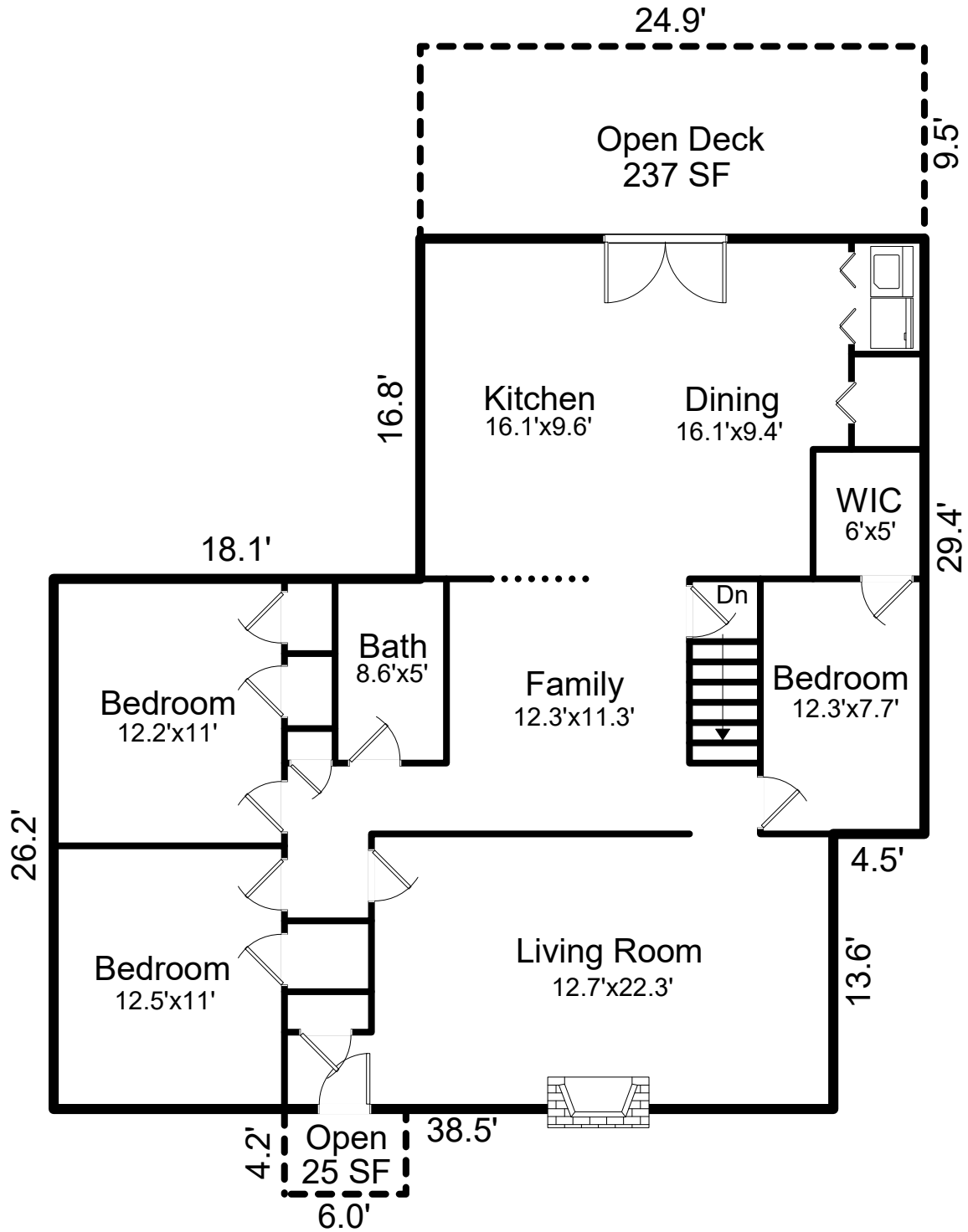
**Do not park in the cul-de-sac.**



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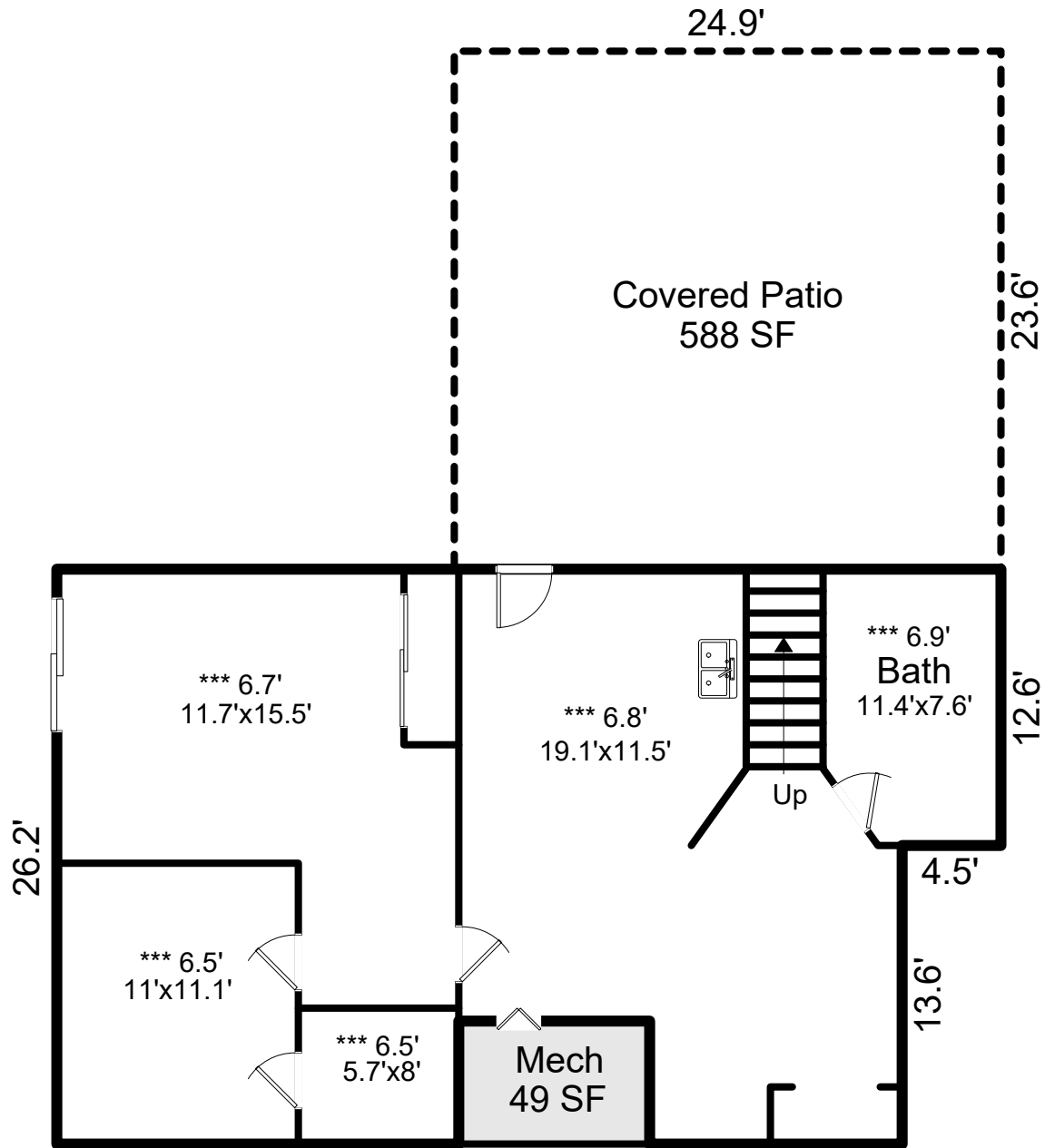
## MAIN LEVEL



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## BASEMENT LEVEL



\*\*\* Denotes Ceiling Height

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## HAW CREEK AMENITIES

A farming community in the early 1700s, Haw Creek is a diverse neighborhood of more than 7,000 families living in a range of homes, from affordable apartments to single-family homes. This Haw Creek community boasts a rural charm that feels worlds away from hectic city life. Quaint coffee shops and restaurants serve as gathering spots for locals, and the Haw Creek Public Library is a popular place, too, with a playground and basketball court bordering the library. If you're looking for quick, easy access to downtown Asheville, the Tunnel Road shopping corridor, and the Blue Ridge Parkway, Haw Creek is the community for you.



**HAW CREEK PARK  
PICNIC & GRILLING AREA**



**EAST  
ASHEVILLE  
LIBRARY**



**LIBRARY  
PLAYGROUND**



**THE WHALE  
OUTPOST**



**PENNY CUP COFFEE &  
CREEKSIDE TAP HOUSE**

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## ADDITIONAL LOT PRELIMINARY SURVEY

