



48 MARDELL CIRCLE

West Asheville Cottage



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,613 SF • 0.15 Acre



48 MARDELL CIRCLE ASHEVILLE, NC 28806

3 Bedrooms, 2 Bathrooms
1,613 SF · 0.15 Acre

FEATURES

West Asheville cottage; located **blocks from Haywood Road's** restaurants, shopping, and entertainment; **minutes from downtown** Asheville

Large, covered front porch is the perfect place to enjoy your morning coffee

Front door opens to living room

Light and bright home features **hardwood floors** throughout the first floor, a **main-level primary suite**, and a **bonus space** in the basement

Living room has a **peek-through window** to kitchen

Kitchen has **room for table** and **ample cabinetry**

Side door from driveway opens to kitchen

Hall from kitchen leads to primary suite

Spacious with **loads of sunlight**, the **private primary bedroom** has a **large closet**, **ensuite bathroom**, and **sliding doors that open to the elevated deck**

Deck overlooks **tree-lined backyard**

Second floor offers two bedrooms, full bathroom



Bedrooms have **good-sized closets**, carpeting, and large windows

Additional **300 SF of living space in the finished basement**; accessible via **private exterior entrance**

Finished basement has **low-maintenance LVP flooring** and is perfect as a media room, office, gym, craft space, play area or more

No worries on storage—the unfinished **basement offers ample dry storage**

Mature landscaping with garden opportunities in the backyard

Paved **off-street parking for two vehicles**

Energy Star certified (certificate at end of brochure)

Established fig trees

NEW ROOF!

575 SF unfinished basement space—great for flex space or for future finished space



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







Spacious, Energy Star-certified West Asheville home, just blocks from Haywood Road's restaurants, shopping, and entertainment—and minutes to downtown Asheville. Brand-new roof, low-maintenance siding, and a 2021 HVAC make for a turnkey investment with a well-designed floor plan. The large, covered front porch is ideal for enjoying your morning coffee and admiring your flower garden while waving at the passing neighbors. Inside, the main level features a well-appointed eat-in kitchen with a convenient pass-through to the sunny living room, plus a designated laundry area. The private main-level primary bedroom suite, with a walk-in closet, connects by sliding doors to an elevated deck—the perfect spot to exhale your day while overlooking your leafy, tree-lined backyard with established fig trees and garden area. Upstairs hosts two light-filled bedrooms with ample closet space and additional attic storage with a full bath. The partially finished basement adds an extra 300 SF of flexible living space for your home office, gym, play, or media room, while an additional 575 SF of clean, unfinished space in the basement would be great for a workshop or future expansion. Complete with paved off-street parking, mature landscaping for your garden goals, and plenty of dry storage, this move-in-ready beauty captures everything there is to love about Asheville living.



For more information, please contact:

CARRIE-WELLES CRAVEN
828-216-8927
CWCRAVEN@MYMOSAICREALTY.COM

DRIVING DIRECTIONS

FROM HAYWOOD ROAD: Turn right onto Dorchester Avenue and bear right to Florida Avenue. Turn right onto Downing Street, and then left onto Mardell Circle. Home is on your left.



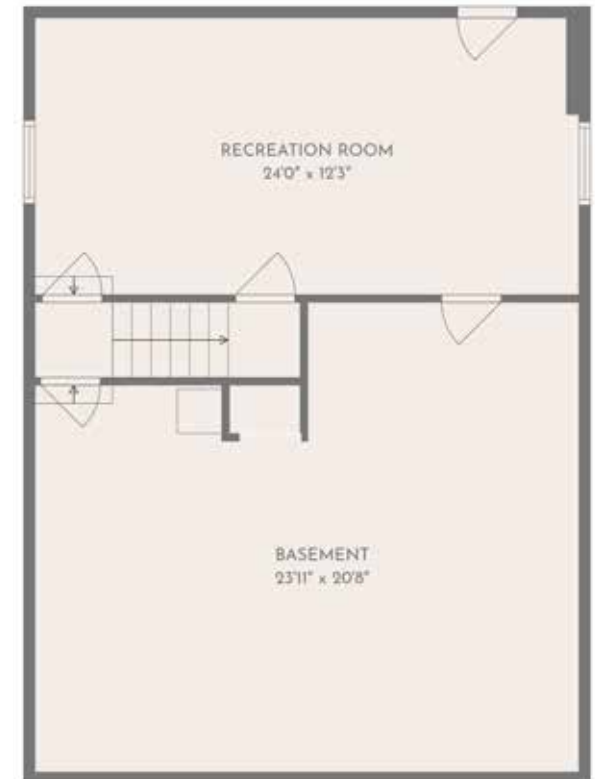
MAIN LEVEL



UPPER LEVEL



BASEMENT





Certificate of Validation



This certifies that the home built by
Asheville Neighborhood Housing Services
at 48 Mardell Circle, Asheville, NC 28804

satisfies the **ENERGY STAR® for Homes** criteria of the U.S. Environmental Protection Agency. ENERGY STAR® labeled homes use at least 30% less energy for heating, cooling, and water heating than comparable homes built to the Model Energy Code.

The U.S. EPA hereby recognizes Asheville Neighborhood Housing Services for its contribution in reducing pollution through energy efficiency.

4-22-05
Date

Verification Organization:



Brian Ng
ENERGY STAR for Homes
Customer Services Coordinator

www.energystar.gov

Advanced Energy