



## 15 MERION DRIVE

Move-in-Ready Renovated Home in Walkable West Asheville



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

**3 Bedrooms, 2 Bathrooms**  
**1,480 SF • 0.18 Acre**  
**MLS #4073739**



## INFO

15 Merion Drive  
Asheville, NC 28806  
3 Bedrooms, 2 Bathrooms  
1,480 SF • 0.18 Acre  
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## FEATURES

- Just over one mile to West Asheville's Haywood Road amenities including Biscuit Head, Dobra Tea West, Retrocade, Ace Hardware
- Approximately ten minutes to downtown Asheville's vibrant shops, restaurants, and art galleries
- Blocks from access to the Hominy Creek Greenway and its miles and miles of hiking and bike paths along the French Broad River
- Home has been renovated extensively since 2021, including addition of upper level and finishing of basement — permits pulled with the City of Asheville
- Roof, siding, electrical, insulation, windows, drywall, kitchen, baths, HVAC, water heater — all redone in recent years
- Three bedrooms, two full baths — see plan for more detail



Gather Around the Firepit with Friends

- Main level features open floor plan with spacious-feeling living room/kitchen/dining area; separate office or TV space includes large built-in bookshelves
- Basement offers more space to spread out with a second living area and a third bedroom with ensuite bath
- Basement also provides homestay/short-term rental possibility (buyer to verify with the City of Asheville)
- LP smart siding, mini-splits for HVAC, and metal roof
- Spacious yard ideal for gardening, play, or gathering around the firepit with neighbors and friends
- Asheville City Schools district



Modern Open Floor Plan



All-New Electrical, Roof, HVAC, Insulation, Siding, Etc.



Move-in Ready



Wooden Accents throughout Home



Butcher Block Counters and Stainless Steel Appliances



All-New Windows



Full Bathroom on Main Level



Lovely Built-in Shelving in the Den



Extra-Special Charm Is Evident Throughout



Lovely Stairwell Leads to Two Upstairs Bedrooms



Ceiling Fans and Skylight Windows



2023 Mini-Splits



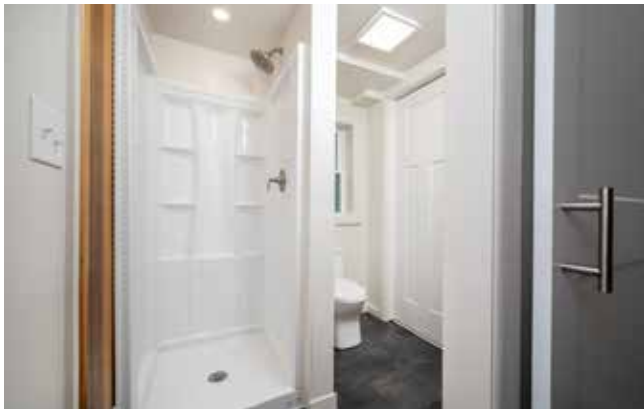
Basement Provides Rental Option (Buyer to Confirm)



Third Bedroom Has Ensuite Bathroom



Brand-New Bathroom



Shower in Basement, Tub on Main Level



Sits Tucked below the Street



Extensively Renovated Since 2021



Just over One Mile to Haywood Road Amenities • Blocks from the Hominy Creek Greenway Trails

## 15 MERION DRIVE

Move-in-ready and renovated three-bedroom home in walkable West Asheville. This charmer sits off the road, providing privacy with its yard, ideal for gardening and play. Home has been extensively renovated since 2021 with new siding, windows, roof, HVAC, water heater, and more. Main level features a modern open floor plan with an inviting kitchen, updated bath, lovely built-ins, and beautiful bamboo floors. Basement provides a second living area, third bedroom with an ensuite bath, and a rental possibility if desired (buyer to verify). Home is blocks from the Hominy Creek Greenway and its miles and miles of hiking and biking trails, and just over one mile to Haywood Road and all of its restaurants and amenities.



For more information, please contact:

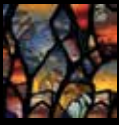
**MEGAN SHOOK**

828.450.6797

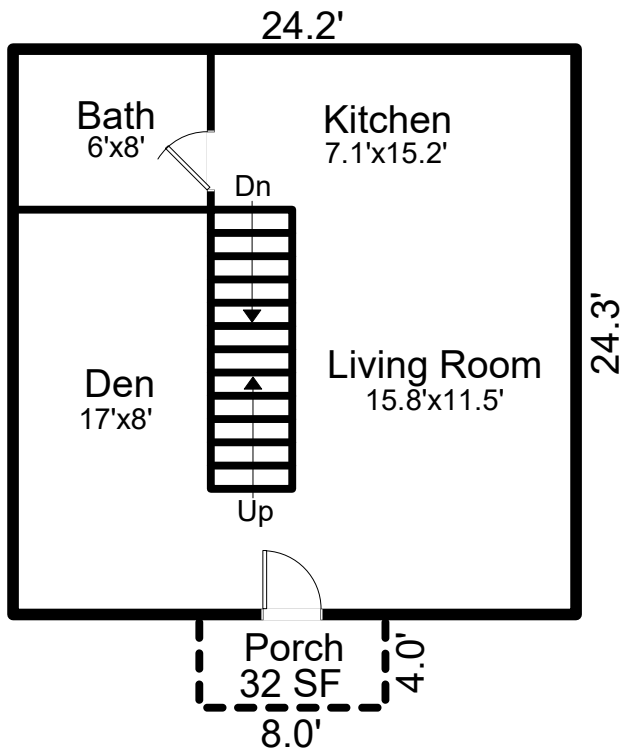
MEGAN@MYMOSAICREALTY.COM

### DIRECTIONS

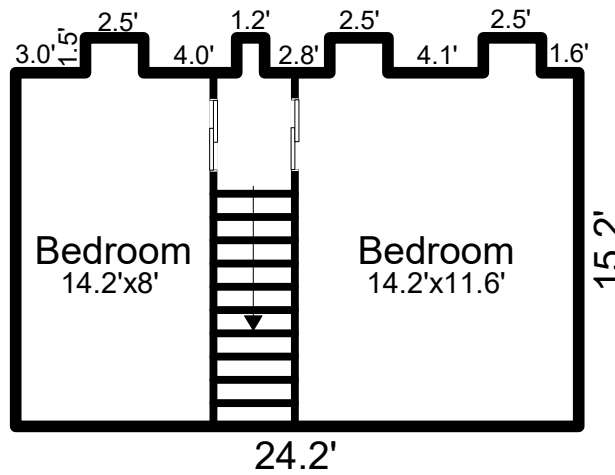
FROM DOWNTOWN ASHEVILLE: Take I-240 W to Haywood Road/exit 2. Turn right on Haywood Road. Turn left on Sand Hill Road. Turn right on Narbeth. Continue on Narbeth as it turns into Merion when it curves to the right. Home will be on your left. See directional sign near mailbox as home sits off the road.



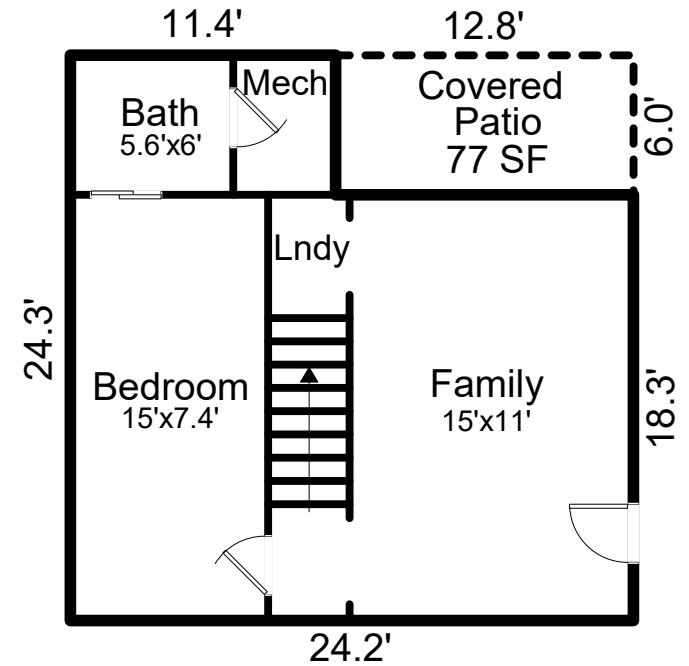
Main Level



Upper Level



Basement Level



FLOOR PLANS