



## 47 PENSACOLA AVENUE

Beautifully Remodeled South Asheville Home on a Corner Lot



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3 Bathrooms  
1,980 SF • 0.64 Acre  
MLS #4318265

## 47 PENSACOLA AVENUE ARDEN, NC 28704

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### FEATURES

Lovely remodeled home in South Asheville

Located on a **large, corner lot**; minutes to shopping, Biltmore Park, the Asheville Airport, and more

**Spacious, open floorplan** features **large windows**, a **modern wood accent wall**, **recessed lighting**, **engineered wood floors**, and an **eat-in kitchen**

Perfect for hosting gatherings, the **kitchen offers a large island**, **pendant lighting**, **tile backsplash**, and **ample cabinetry**

**Kitchen opens to living** and dining areas

Enjoy **winter mountain views** from the living area or cozy evenings on the sofa

**Dining area has room for a large table** and sliding doors that open to the back deck

**Main floor** is filled with **natural light** and offers **three bedrooms** and **two bathrooms**

**Sparkling bathrooms** are updated with **modern vanities** and **tile floors**

**Primary bedroom suite** has a **step-in shower**

Bedrooms are **carpeted** with **good-sized closets**

**Lower level** has the third, **updated, full bathroom**, a **den/media room** with a **fireplace**, **fourth bedroom**, and a **laundry room**



Ideal for a **rec space** or **office**, the **fourth bedroom** is private and conveniently located off den/media room

An **oversized granite-topped vanity** and large, **tiled step-in shower** complete the third bathroom

**Lower level** is ideally set up for multi-generational living or a "teen suite"

**Entrance off driveway** opens to a **spacious, unheated flex space** perfect for a home gym, workshop, art studio or storage for outdoor gear

**Single-car garage** is stubbed for an **EV charger**

Ready for a barbeque, the **large deck** overlooks the **serene backyard** and features a **large, cantilevered umbrella**

**Level yard** with **mature landscaping** and designated **firepit** area

**Updates include expansive drain work**, dug to the depth of the home's footers with PVC piping and designed to drain under the driveway to the roadside culvert; transferable 10-year guarantee

**New HVAC** in 2024



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Beautifully remodeled South Asheville home on an expansive corner lot. The light-filled, open-concept floor plan is highlighted by an attractive wood feature wall, engineered hardwood flooring, and recessed lighting. Perfect for entertaining, the eat-in kitchen boasts a large island, granite countertops, modern fixtures, and a tile backsplash, flowing seamlessly into the main living and dining spaces. The primary level provides 3 bedrooms and 2 fully updated bathrooms, including a primary bedroom with an ensuite step-in shower. Lower level is set up for multi-generational use, offering a den/media room with a fireplace, a private fourth bedroom (ideal for an office or rec room), and a third updated full bathroom, featuring a large vanity and tiled step-in shower. A generous, unheated flex space provides options for a gym, workshop, or abundant storage, while the garage is pre-wired for an EV charger. Outdoor living includes a spacious deck and a level yard featuring a dedicated concrete firepit area. Recent updates include extensive drainage work (French drain to footers with PVC) for peace of mind. Conveniently located with quick access to Biltmore Park, the Blue Ridge Parkway, shopping, the Asheville Airport, and just 25 minutes to downtown Asheville.



For more information, please contact:

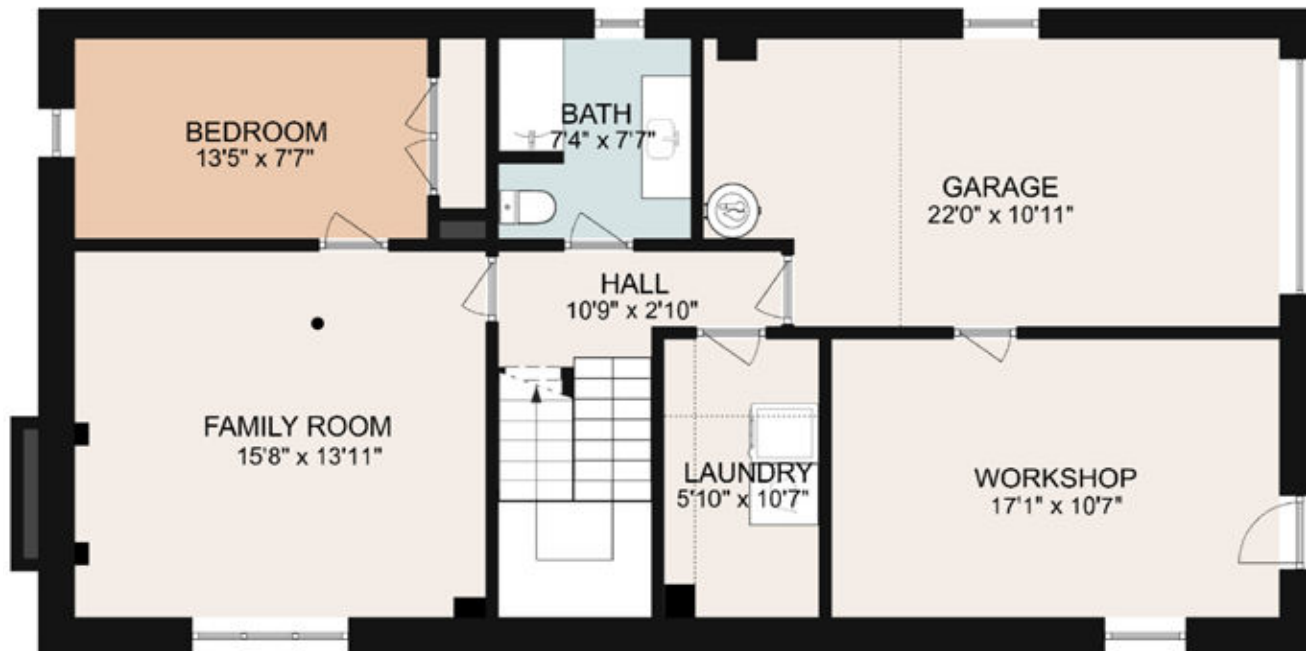
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## DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head south on Hendersonville Road, then left onto Mills Gap Road. Turn right onto Sweeten Creek Road. Turn left at light onto Pensacola Avenue and bear left at the fork. In 0.3 mile, home is on your left.



MAIN LEVEL



BASEMENT LEVEL