



8 RIDGE AVENUE

Solid Home, Excellent Location, and Great Upside Potential!



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 1 Bathroom + 399 SF Bonus + Garage
1,736 SF • 0.19 Acre
MLS #4289544



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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM

8 RIDGE AVENUE ASHEVILLE, NC 28803

3 Bedrooms, 1 Bathroom + 399 SF Bonus + Garage
1,736 SF • 0.19 Acre
MLS #4289544

FACTS, FEATURES AND UPDATES

Peek-a-boo, year-round **mountain views**

Prime Oakley location—minutes to downtown Asheville

399 SF bonus room with separate, private entrance—ideal for home office, gym, den, or media room

New metal roof (2017) with 50-year warranty

New gutters (2017) for improved drainage and home protection

Beautiful **oak wood flooring** throughout original living space

Trane high-efficiency gas furnace for heating

Trane indoor air conditioning coil—prepped and ready for future A/C installation

Updated ductwork (2011) for better airflow and energy efficiency

Fully fenced yard—perfect for pets, kids, or gardening

New bathtub surround

Private, covered outdoor lounge space for year-round enjoyment

New retaining wall compliments the back yard

Natural gas available at property

New sewer line added in 2015



375 SF KITCHEN & DINING SPACE ADDITION

2019 commercial-grade metal roof with 45-year warranty

Open-concept layout with abundant natural light

New French doors

New vinyl siding offers a fresh, low-maintenance exterior

New energy-efficient windows

Durable VCT flooring—easy to clean and maintain

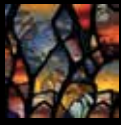
Recessed lighting

New ceiling fan for added comfort

Deep stainless steel sink with modern faucet

New countertops

Newer dishwasher and refrigerator included



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Solid home, excellent location, and great upside potential! This charming 3BR/1BA brick ranch is located in the desirable Oakley neighborhood—just 10 minutes from downtown Asheville. The home features a recently added 375 SF addition that offers a bright, open kitchen and dining area with new windows, flooring, and doors. The updated metal roof, vinyl siding and gutters add value and durability. The original portion of the home offers three cozy bedrooms with wood floors, plus a 399 SF bonus basement space with interior/exterior entrance—ideal for a home office, gym, or media room. The rest of the home is ready for your personal updates and finishing touches. Enjoy a private, fully fenced yard with a covered lounge area—perfect for pets, gardening, or outdoor entertaining. Conveniently located just 5 minutes from Biltmore Village, Whole Foods, the WNC Nature, River Ridge Shopping Center, the Blue Ridge Parkway, and Highland Brewing. Opportunity and inspiration await!



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 E, then use exit 8 (US-74-A W/NC-81) and turn right onto Fairview Road. Continue for about a mile to Ridge Avenue, then turn left. Home will be on the left. Sign in yard.



FLOOR PLANS

