



MOSAIC
COMMUNITY LIFESTYLE
REALTY

GREAT WEST SIDE LOCATION



18 ROBINWOOD AVENUE | ASHEVILLE, NC 28806

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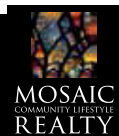
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CHARACTER + MODERN CONVENIENCE IN THIS TRADITIONAL WEST SIDE HOME

Step inside this lovingly updated home and you'll instantly want to make it yours! Offering the character you love in an older home with all the modern conveniences of a new build. From the large front-to-back living room with a wood burning fireplace insert to the lovely dining room with a copper tray ceiling ... from the four-season sunroom to the retro-modern kitchen, light fills every room of this sweet home. Plus there are lots of ways to enjoy the outdoors from the front porch or the roof deck, to the back deck and the huge fully fenced backyard. There's even a finished (unheated) outbuilding for storage, office space or maybe even that she-shed you've always wanted? On a double lot with over half an acre of land offering privacy for today and potential for future development tomorrow. Most of the important updates have been done so you can move right in and start enjoying this gem right away.

4 BEDROOMS | 2½ BATHROOMS | 2,043 SF | 0.52 ACRE



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FEATURES

- Lovingly updated 4 bedroom, 2½ bath traditional brick home
- Great west side location only 5 mins to Haywood Rd and 10 mins to Downtown
- Amazing double lot for approx. 0.52 acres
- Front porch with both covered and sunny area for relaxing
- Light and bright in every room of this wonderful home
- Traditional floor plan with living, dining, kitchen on main and 4 bedrooms upstairs
- Large front to back living room with wood burning fireplace insert
- Dining room with lovely copper tray ceiling
- Four season sunroom with interior french doors and outside entrance
- Updated retro-styled kitchen with newer appliances and granite countertops
- Pantry and mudroom with exit to large rear deck
- Butler pantry converted to main level laundry
- Updated half bath on main level
- Four spacious bedrooms upstairs including primary suite and 2nd full bath
- Roof deck (off bedroom) is a fantastic place to relax outside
- Hardwood floors in most rooms with tile floors in kitchen and baths
- New windows throughout the main level
- Spacious deck overlooks private and fully fenced backyard
- Former garage now finished (unheated) outbuilding for storage or other workspace
- Private gravel area would make perfect location for fire pit or hot tub
- Full unfinished basement offers tons of storage
- All HVAC new in 2022 with two heat pumps and a mini-split
- Radon mitigation system installed in 2021
- Updated plumbing throughout the house and new sewer line to street
- Updated electrical (ask for details)
- Two driveways offer lots of off-street parking
- Second lot already subdivided offers potential for future development
- City water and sewer

DRIVING DIRECTIONS

GPS will get you there. From downtown Asheville, take I-240 W. Keep straight onto US-19 S (Patton Avenue). Go approximately 3 miles and turn RIGHT near DMV onto Old Haywood Road. Go approximately half a mile and turn RIGHT onto Robinwood Avenue. House will be on your LEFT.



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FLOOR PLANS - MAIN LEVEL



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FLOOR PLANS - UPPER LEVEL



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FLOOR PLANS - BASEMENT

