



MOSAIC  
COMMUNITY LIFESTYLE  
REALTY

MONTFORD



125 TACOMA CIRCLE | ASHEVILLE, NC 28801

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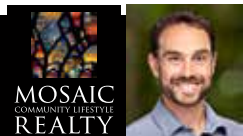
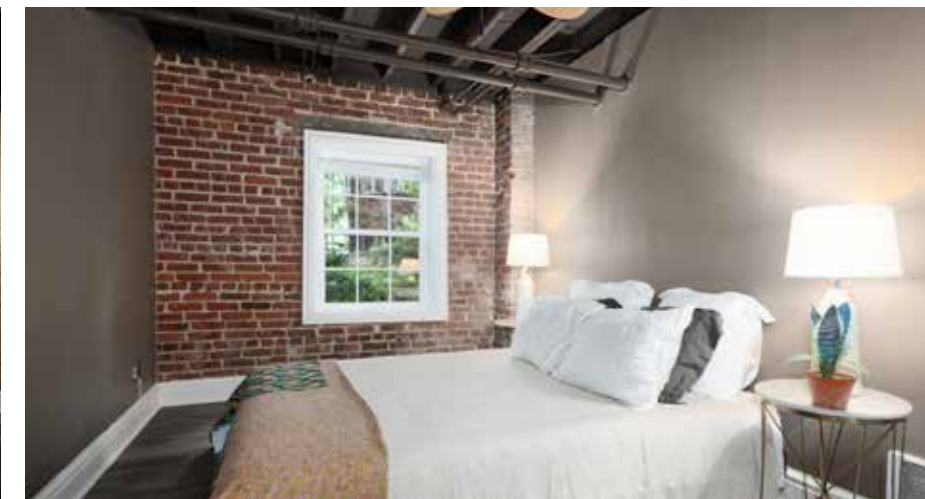
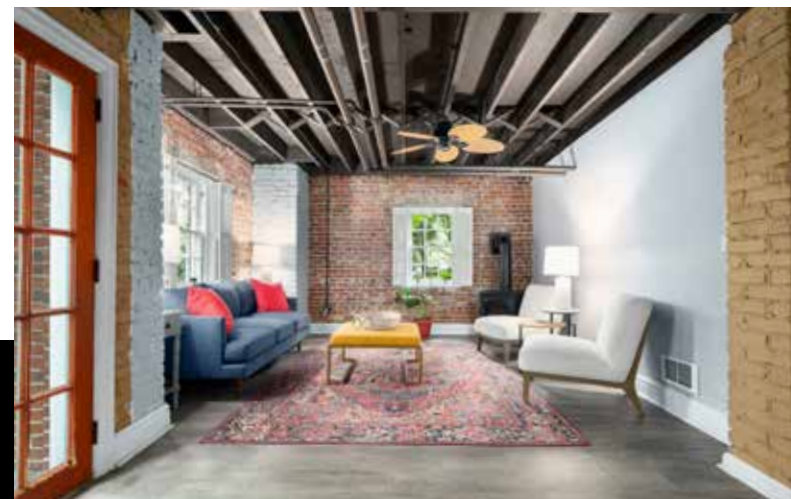
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## ELEGANT OLD-WORLD CHARM WITH MODERN UPDATES

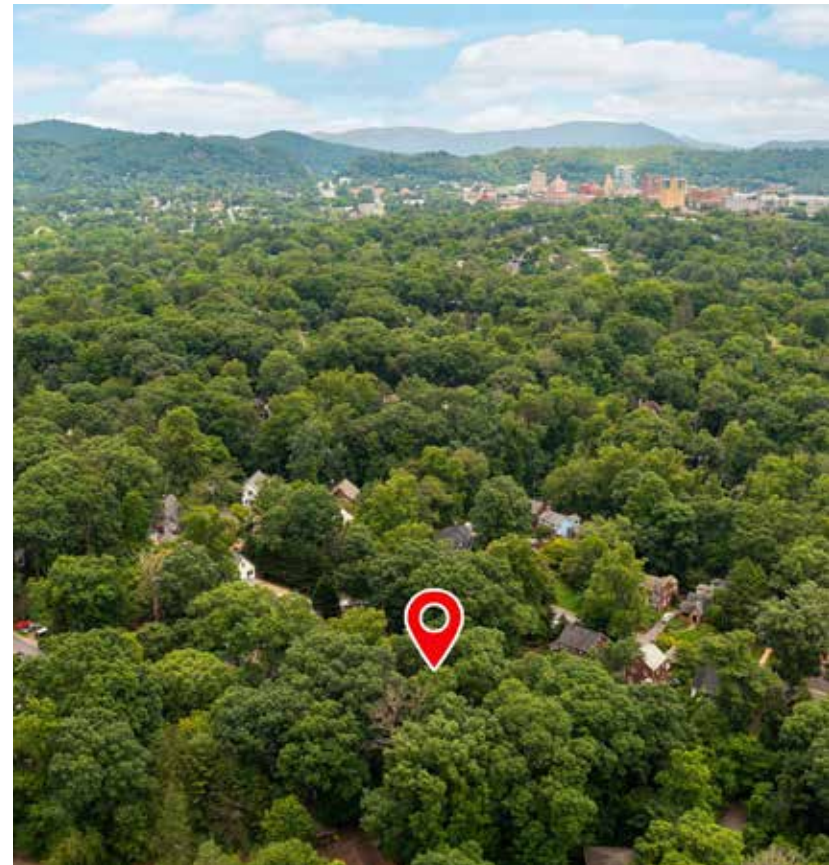
Bespoke Georgian home, located in desirable Montford, in a friendly neighborhood just a stroll to neighborhood restaurants and Montford Park; walkable to downtown Asheville. Airbnb/ homestay in the finished basement (buyer to verify permit eligibility). Amazing outdoor space includes mature landscaping, partially fenced back yard, large front patio, and sunny back deck with pergola. Adjacent lot available for purchase. Period details include handcrafted, solid wood doors, picture railing, steam radiators, and wide baseboards. Entertain from the spacious and bright living room and formal dining room. Three bedrooms, one bath, laundry/flex space, and linen closet on second level. Daylight basement features exposed brick walls and ceiling beams, French doors, bed, bath and second living area. Detached garage (off of Westover Alley) + on-street parking in front of the home; road frontage on Tacoma Circle and Westover Alley.

4 BEDS | 2 BATHS | 2,869 SF | 0.25 ACRE | MLS #4149088



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## FEATURES

- Old-world charm with modern updates in this elegant Georgian Montford home
- Excellent location — a short stroll to neighborhood restaurants and Montford Park; walkable/bikeable to downtown Asheville; easy interstate access
- Airbnb history (homestay permit) in the finished basement with separate entrance, and newer kitchenette area
- Adjacent subdivided lot available for purchase: 123 Tacoma Circle
- A gardener's paradise with gorgeous landscaping and fenced oasis, ready for outdoor enthusiasts; lots of healthy outdoor living with a large front patio, perfect for entertaining, and sunny back deck with canopied pergola, perfect for relaxing
- Period details include handcrafted solid wood doors, crown molding, picture rail, steam radiators, wide baseboard trim, and original glass door knobs
- Gorgeous, original hardwood + tile floors on main and second level; durable vinyl plank flooring in the tastefully finished basement
- Multitude of windows for an abundance of natural light, and wide-arched doorways on main level; custom plantation shutters on all main-level windows + two upstairs bedroom windows
- Stately foyer with grand staircase and coat closet
- Spacious and bright living room with a gas log fireplace and crown molding
- Updated kitchen features granite countertops, custom cherry cabinets with crown molding, tile backsplash, stainless steel appliances including a gas range, new electric wall oven (2023), and newer refrigerator (2022; icemaker line is connected and working); large kitchen island with breakfast bar; and a reverse osmosis water filtration system
- Formal dining room/library with floor-to-ceiling, built-in bookshelves, plus room for a large table
- Three bedrooms, one full bathroom (renovated in 2011), and linen closet on second level

FEATURES CONTINUE ON NEXT PAGE >



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## FEATURES (CONTINUED)

- Full bathroom has floor-to-ceiling tile, a walk-in shower, and modern fixtures
- Primary bedroom features a gas log fireplace, picture railings, and gleaming original hardwood floors; second-level bedrooms have cedar-lined closets
- Laundry room/home office upstairs
- Side entry for access to main level or basement
- Finished, walk-out basement features exposed brick walls and ceiling beams, French doors, one bedroom, family room/study, and a full bathroom
- Two-car detached garage (off of Westover Alley) with German lap siding and electricity; on-street parking in front of the home — road frontage on Tacoma Circle and Westover Alley

## DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE:

Follow Biltmore Avenue north.

Turn left onto Woodfin Street.

Turn right onto Broadway Street.

Turn right onto West Chestnut Street.

Turn right onto Montford Avenue.

Turn left onto Waneta Street.

Take a slight right turn onto Pearson Drive.

Follow Tacoma Circle to the right.

125 Tacoma Circle is on the right.

Sign in the yard.



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## MAIN LEVEL



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## UPPER LEVEL



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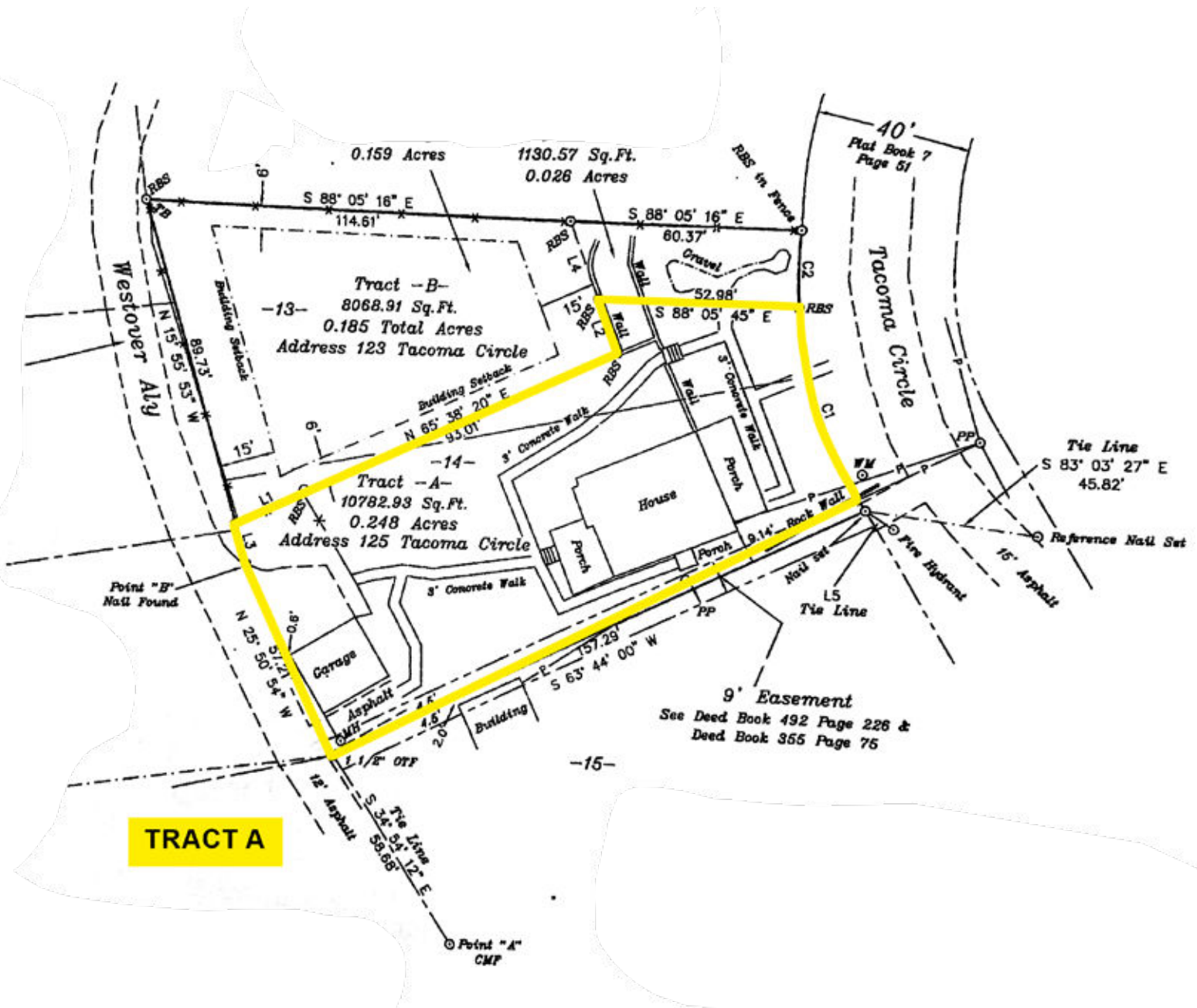
## LOWER LEVEL



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## PLAT SNAPSHOT





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## SUBDIVIDED LOT

