



69 VANDALIA AVENUE

Brand-New GreenBuilt and Energy Star Home in Walkable West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2.5 Bathrooms
1,793 SF • 0.09 Acre
MLS #4351199



69 VANDALIA AVENUE ASHEVILLE, NC 28806

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Welcome to this brand-new Arts and Crafts GreenBuilt and Energy Star-certified home nestled in walkable West Asheville. Thoughtfully designed and beautifully crafted, this inspiring residence offers a perfect balance of thoughtful design and energy efficiency — all just minutes from downtown Asheville.

HIGHLIGHTS

Location & Lifestyle

- Set in a **peaceful, established neighborhood** ideal for morning walks and afternoon strolls
- Conveniently located just **minutes from downtown Asheville**, offering easy access to shops, dining, and recreation

Architecture & Interior Design

- **Exceptional architecture and design** cultivate a warm, inviting atmosphere
- **Open, flowing floor plan with oversized windows** invites abundant natural light
- **Beautiful white oak flooring and elegant 8-foot doors** enhance the home's spacious feel

Outdoor Living

- **Spacious, covered front porch** welcomes guests in style
- **Covered and private back deck** overlooks the **fenced back yard**—perfect for play and pets
- **Professional landscaping** features fresh sod + seed and new mulch



MAIN-LEVEL FEATURES

- **Inviting entry** with a coat closet sets the tone for the home's warm interior
- **Convenient powder room**

Spacious living room highlights:

- **Granite gas fireplace** with floating mantel and tile surround
- **Modern ceiling fan**

Gourmet kitchen boasts:

- **Granite countertops**
- Stainless steel appliances, including a **5-burner gas range**
- **Soft-close cabinets/drawers**
- **Walk-in pantry** for ample storage
- **Large center island with breakfast bar** for casual meals and conversation
- **Bright dining area** off the kitchen offers an ideal setting for entertaining
- **Access to the covered back deck**



UPPER-LEVEL FEATURES

- **Upstairs landing connects** three spacious **bedrooms**, a **full bathroom**, and a **laundry closet**
- **Second full bathroom** includes a **granite-topped vanity** and **tiled shower/tub combo**

Luxurious primary suite features:

- **Vaulted ceiling**
- Gleaming **hardwood floors**
- Expansive **walk-in closet** with **custom wood organization**
- **Elegant ensuite bathroom** with:
 - » **Granite-topped** double vanity
 - » **Tiled** walk-in shower
 - » **Private** water closet



Parking and Storage

- **Two off-street parking spaces**, plus on-street parking
- **Tall and sealed crawl space** with tons of great storage



GREEN FEATURES

- **GreenBuilt NC and Energy Star Certified**
- **Fiberglass insulation** in walls and 6" of **spray foam insulation** in the ceilings and bands; air sealed
- **No-VOC paints** and adhesives
- **Energy Star** windows, appliances, and lighting
- **Multitude of windows** for lots of natural light (daylighting)
- **Fresh air introduction + ductwork sealed** and tested
- **Durable materials:** LP Smart Siding and a metal roof
- **Infill** development



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Welcome to elevated, eco-smart living in the heart of walkable West Asheville. This brand-new GreenBuilt and ENERGY STAR® certified home pairs Arts & Crafts design with clean modern finishes—just minutes from Haywood Road, the River Arts District, and downtown. Sunlight pours through oversized windows, illuminating white oak floors and elegant 8-foot doors. The chef's kitchen boasts granite countertops, a five-burner gas range, stainless appliances, soft-close cabinetry, walk-in pantry, and a generous island. Cozy up by the gas fireplace or entertain on the covered deck. The main level also offers a powder room and flexible fourth bedroom or office. Upstairs, the primary suite features a vaulted ceiling, a custom walk-in closet and a spa-inspired bath, and there are two additional bedrooms and a convenient laundry closet. Built with durable, low-maintenance materials, an oversized sealed crawl space for storage, professional landscaping, and a fenced yard—this home is designed for comfort, efficiency, and a lighter footprint.



For more information, please contact:

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DIRECTIONS

FROM HAYWOOD ROAD: Turn onto Westwood Place. Turn left onto Vandalia Avenue. 69 Vandalia Avenue is on the right. Sign in the yard.

