



## 45 VERMONT AVENUE

Arts & Crafts Bungalow in West Asheville

 VIRTUAL TOUR



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 1 Bathroom  
1,525 SF • 0.16 Acre  
MLS #4204620



## INFO

45 Vermont Avenue  
Asheville, NC 28806  
2 Bedrooms, 1 Bathroom  
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## FEATURES

- Porch lighting, 2005
- Ceilings in living room, dining room and bathroom, 2005
- Bedroom + nursery floors refinished, 2005
- New electrical service + weatherhead, 2005
- Basement supports, 2005
- Front window restoration, 2005
- Bathroom vent fan, 2005
- New double-hung, thermopane-insulated windows for all non-fixed, main-floor windows, 2005
- Crawl space vapor barrier, 2010
- Front storm door, 2014
- Dishwasher, 2014
- Kitchen countertops, 2015
- Side porch railings, 2015
- Furnace, 2017
- Garbage disposal, 2017



Back Deck View to Rear of Property

- Repaired and resurfaced basement windows, 2017
- New roof, 2017
- Washer, 2017
- Chimney cap, 2017
- Side gutters replaced, 2018
- Bathtub tile replaced, 2019
- Bathroom vanity, 2019
- Toilet, 2019
- Refrigerator, 2019
- Stove, 2019
- Ceiling fans, 2022
- Bathroom fixtures, 2022
- Dryer, 2022
- Sconce lighting in living room, dining room, and primary bedroom, 2022
- Gas logs, 2022
- Kitchen and breakfast nook floor, 2022
- Water heater, 2022
- Ceiling lights throughout the house, 2022
- Interior paint, 2022
- Stove vent hood, 2022
- Landscaping, 2022
- Bathtub refinishing, 2024



Living Room Facing Fireplace (VIRTUALLY STAGED)



Living Room Facing Dining Room



Fifteen-Paned Door Offers Porch Access, More Light



Living Room Facing Front of House



Hallway by Bathroom



Bathroom Features Tile and Shiplap Textures



Dining Room (VIRTUALLY STAGED)



Bright and Cheery • Triple Window



Breakfast Room



Breakfast Room Has Built-in Cabinets, Double Window



Back Mudroom

## 45 VERMONT AVENUE

Arts & Crafts Bungalow in WAVL

Asheville, NC 28806



Beautifully Renovated Kitchen Has a Great Flow



Plenty of Cabinet and Countertop Space



Adjacent to Breakfast Room



View of Kitchen and Breakfast Room (VIRTUALLY STAGED)



Light-Filled Front Bedroom (VIRTUALLY STAGED)



Good Closet Space



Back Bedroom (VIRTUALLY STAGED)



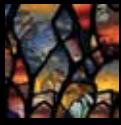
Back Bedroom Connects with Adjacent Bonus Room



Sunny Bonus Room Is Perfect for a Nursery or Office



Another Angle of the Back Bonus Room



Attic Would Make a Great Storage Area ...



... as Would the Basement



Basement Also Holds the Washer and Dryer



Outdoor Living Includes a Side Porch off the Dining Room



... and a Large, Covered Back Deck



Off-Street Parking under the Carport



Another Angle of the Carport



Front and North Side View of House

## 45 VERMONT AVENUE

Arts & Crafts Bungalow in WAVL

Asheville, NC 28806



Sunset at 45 Vermont Avenue

This 2 BD/1 BA architectural brick Arts & Crafts bungalow is located one block south of the Haywood corridor, on a corner lot with a large front porch, a small, covered side porch and a large, covered deck at the rear of the property. It has been well maintained as a rental, with regular upgrades done over the years (see property improvement list). Loads of charm and architectural elements, like the dramatic front windows, the large living room with a fireplace, a breakfast nook off the kitchen, a formal dining room, and a bonus room off the back bedroom. Lots of potential for future value-adding improvements by finishing the basement and the walk-up attic (neither are included in the current square footage). If you're looking for a prime location in a historic home, this could be the one.



For more information, please contact:

**ANTHONY GUTHMILLER**  
828.333-8312  
ANTHONYG@MYMOSAICREALTY.COM

### DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 W and exiting at Haywood Road, turn right. Go to Vermont Avenue and turn left. 45 Vermont Avenue is on the right side, one block south of Haywood Road on the corner of Maple Crescent and Vermont Avenue.

