



14 WAGON ROAD

Single-Story 3/2 with Step-Down Den and One-Car Garage



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms
1,469 SF • 0.30 Acre
MLS #4312517



14 WAGON ROAD ASHEVILLE, NC 28805

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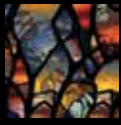
Some neighborhoods really do live up to their names. Parkway Forest has that mix of trees and trails nearby, people and pace, that makes life here feel settled without feeling still. You're close to the Blue Ridge Parkway for quick hikes and Sunday drives, and just minutes from East Asheville favorites ... morning coffee at Dripolator, croissants at Filo, a pint at Highland Brewing, or a lazy weekend stop at the farmer's market. It's that ideal East Asheville blend of calm and convenience—the definition of location, location, location.

14 Wagon fits right in. A single-level brick ranch with a step-down den on a flat, fenced lot, it's the kind of home that invites both comfort and creativity. Inside, the kitchen is wide and welcoming, naturally connecting to the den and dining spaces. The flow feels open without being overdone, and the rooms carry the easy rhythm of a home that's been lived in and cared for. Just off the den, the screened porch brings the outside in, a sheltered spot for slow mornings, long talks, and listening to the rain.

Out back, the yard feels spacious and usable—ready for gardens, gatherings, or a quiet chair under the trees. The seller has kept the property well maintained, adding a new furnace and AC unit in 2020, plus a new dishwasher and washing machine along the way. All appliances convey, including washer and dryer, making move-in easy. Two full baths, a garage, and the chance to update and personalize give it lasting potential.

The neighborhood association is optional but active, which feels about right. A little structure, a lot of breathing room, and the perfect patch of Asheville to grow into what's next.



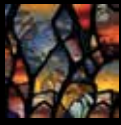


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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM



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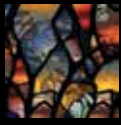


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For more information, please contact:

CRAIG SEVERANCE
828-713-3757

CRAIG@MYMOSAICREALTY.COM

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: GPS works. Otherwise, take US-70 E/
Tunnel Road east to the VA Hospital. Turn right at the light into Parkway
Forest, then right on Wagon. Home is on the left.



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FLOOR PLAN