



 VIRTUAL TOUR

## 49 YALE STREET

Incredibly Rare West Asheville Property with More Than 3/4 of an Acre



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2 Bathrooms  
1,625 SF • 0.78 Acre  
MLS #4064639

## INFO

49 Yale Street  
Asheville, NC 28806  
3 Bedrooms, 2 Bathrooms  
1,625 SF • 0.78 Acre  
MLS #4064639

## FEATURES

- Incredibly rare West Asheville property with more than 3/4 of an acre!
- Ideal West Asheville location just a short walk, drive or bike ride from Haywood Road and the River Arts District
- Large, 0.78-acre lot, ripe with potential for expansion, ADU, etc.
- RM8 zoning
- Lovely single-family home in need of mostly cosmetic updates
- Seller offering \$15,000 in concessions for flooring and interior/exterior painting updates
- Easy, one-level living with two spacious living/family rooms
- Three bedrooms and two full bathrooms on the main level
- Large amount of basement level square footage to be finished and significantly increase the footprint



Aerial Shot of House and Property

- Spacious kitchen with granite countertops and plenty of cabinet space
- Convenient dining area off of kitchen and living area
- Rear sitting room and laundry round out the ease of one-level living
- Large, useable, fenced-in backyard space
- Separate drive for garage and shed access
- Basement space would be wonderful for apartment and or rental (buyer to confirm) once finished
- Recently added whole-home generator and newer roof



Entire Property Is at End of Street for Maximum Privacy and Property Use



Fenced Portion of Backyard



Spacious Front of Property



Easy and Spacious Parking and Home Access



Room for ADU or a Huge Garden!

## 49 YALE STREET

Rare West Asheville Property on 3/4 Acre Lot

Asheville, NC 28806



Plenty of Parking and Whole-Home Generator



Side Garage and Basement Access



Drive Cut-in for Garage and Storage Unit Access



Garage Access and Spacious Storage Unit



Living Area Boasts Tons of Natural Light



Spacious Living Area with Wood Stove



Convenient Dining and Sitting Room Access



Sizable Kitchen with Granite Countertops



Updated Countertops and Ample Cabinetry



Plenty of Cabinet Space and Bar Seating



Sitting Area with Exterior Access



Second Living/Sitting Room Space with Exterior Access

**49 YALE STREET**  
Rare West Asheville Property on 3/4 Acre Lot  
Asheville, NC 28806



Convenient Main-Level Laundry Room Space



Primary Bedroom with Ensuite Bathroom



Ensuite Primary Full Bathroom



Second Bedroom



Third Bedroom



Second Full Bathroom



Partially Finished Basement • Ready for Improvements



Additional Square Footage Potential or Storage Space



Oversized One-Car Garage



Solid House on a Large Lot in West Asheville

Seller to provide \$15,000 concession for flooring and painting updates! Incredible value for this unique and rare property with amazing end-of-street privacy! House and large 0.78-acre lot is located just a short walk, drive or bike ride from all of the happenings of Haywood Road and the River Arts District. A well-maintained single family home with immense potential awaits mostly cosmetic updates, with plenty of space for additional structures, ADU, or simply one of the largest private lots in all of West Asheville! A whole-home generator, spacious storage unit, and seller-paid concession for new flooring and paint are just a few of the features that make this property such an amazing investment. Wonderful street with friendly neighbors and community vibe — properties like this truly don't come around often!



For more information, please contact:

**WILSON HOOD**

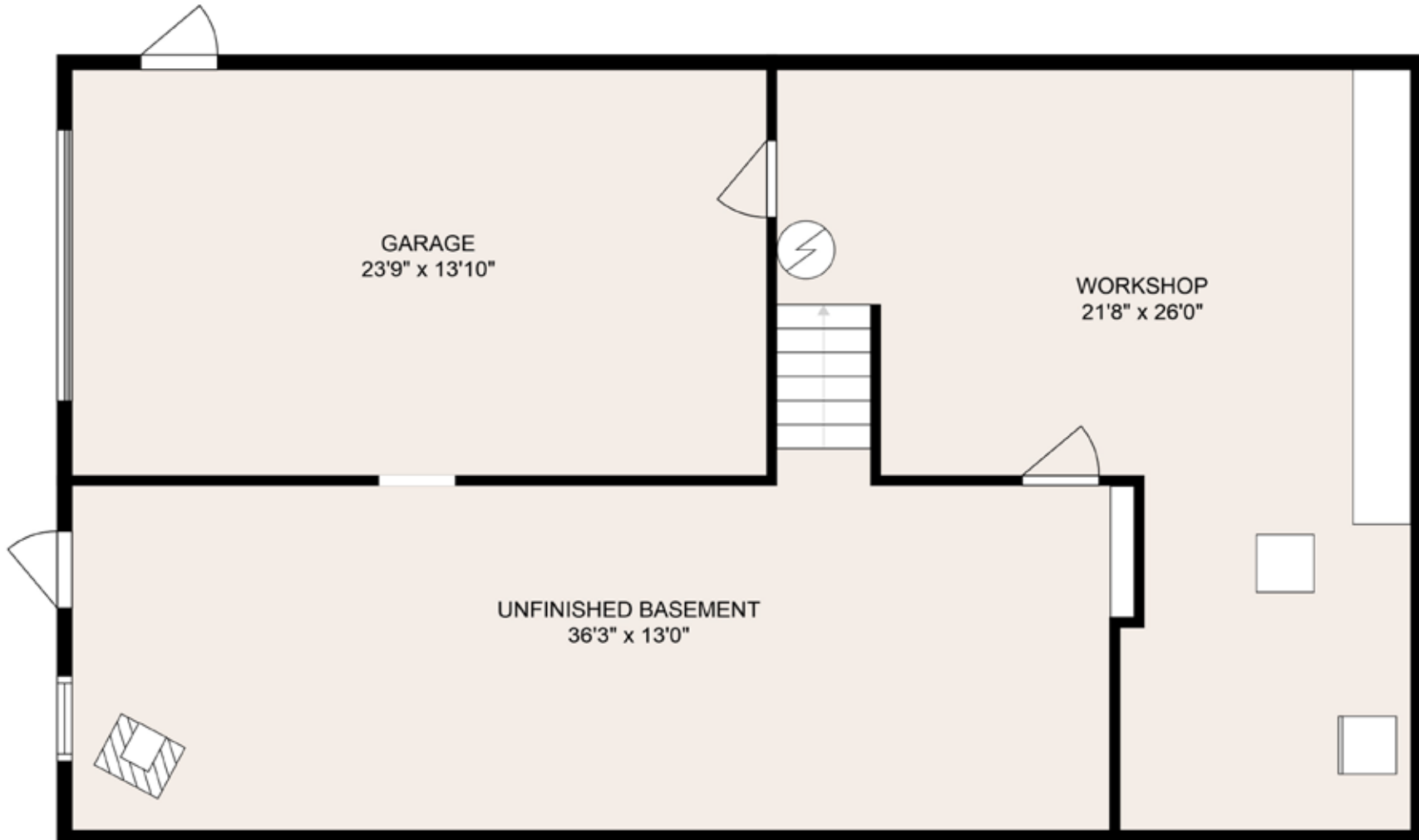
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**DIRECTIONS**

FROM HAYWOOD ROAD: Turn onto State Street. Turn right onto Hudson Street. Turn left onto Yale Street. 49 Yale Street is located all the way at the end of the road. Sign in the yard.





49 YALE STREET  
Basement Level