



MOSAIC
COMMUNITY LIFESTYLE
REALTY

EAST WEST ASHEVILLE



82 FRANCES STREET | ASHEVILLE, NC 28806

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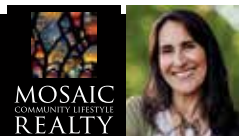
EAST WEST ASHEVILLE



LIVE WHERE ASHEVILLE LOCALS WANT TO BE

Nestled in the heart of trendy East West Asheville, this thoughtfully designed 2018 home blends clean modern style, quality craftsmanship, and exceptional energy efficiency with a neighborhood that's known for its vibrant community, local restaurants, breweries, and easy access to downtown. The light-filled open floor plan is anchored by a stunning chef's kitchen with a generous island, an induction range, quartz countertops, a pantry, and seamless flow into the living and dining spaces—perfect for entertaining or everyday living. Custom details throughout, from the built-in dining room bar to the designer-wallpapered powder room, add warmth and personality. Upstairs, the spacious primary suite offers oversized windows, a luxurious bathroom with a double vanity and a walk-in tiled shower, plus a large walk-in closet. Two additional bedrooms and a beautifully finished hall bath provide plenty of flexibility. Out back, discover a fully fenced and flourishing urban oasis, where colorful perennial beds, mature trees, raised vegetable gardens, and inviting patio spaces create the perfect setting for everything from summer cookouts to peaceful mornings with coffee. Equipped with a fully owned 20-panel solar array and a 15 kWh battery, this home features intelligent load management to automatically optimize backup power during grid outages. Complete with a Level 2 EV charger, this home has shockingly low energy bills with minimal annual grid draw.

3 BEDROOMS | 2.5 BATHROOMS | 2,080 SF | 0.10-ACRE LOT



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FEATURES

- Pristine home with charming Craftsman design
- Prime location in desirable East West Asheville
- Covered front porch and lush landscaping for great curb appeal
- Open main living space for easy flow and function
- Lots of large windows keep things light and bright
- Spacious dining area has a wet bar, beverage fridge
- Cook's kitchen has quartz countertops and a subway tile backsplash
- Clean white cabinetry with plenty of storage
- Induction range and built-in convection oven/microwave combo
- Samsung range and new refrigerator are SmartThings app-integrated for remote monitoring, diagnostic alerts, and precise temperature/preheat control
- Large island with bar seating and pendant lighting
- Kitchen pantry and storage closet keep everything neatly organized and within reach
- Main-level half bath
- Main-level mud/laundry room for added storage
- Spacious primary suite has large windows and a walk-in closet
- Primary bath has double vanity, framed mirrors, and updated lighting
- Tiled walk-in shower with full glass surround
- Two additional bedrooms, ideal for guests, kids, or a home office
- Ultra-quiet Haiku smart ceiling fans in the primary bedroom and main living area are controlled via app and voice for optimal air circulation
- Incredible backyard gardens offer a relaxing reprieve from the city hustle
- Fully fenced backyard has multiple patios and gardener's bench/station
- Hunter Douglas automated window blinds in the primary bedroom and kitchen, programmable for natural light, thermal efficiency, and privacy
- Gorgeous hardwood floors throughout the home with designer tile in mudroom and bathrooms
- Neutral, fresh paint palette
- Two off-street parking spaces with a Level 2 EV charging station
- Low-maintenance hardboard siding
- High-efficiency heat pump with natural gas backup for economical climate control
- Google Nest thermostats optimize year-round comfort while maximizing energy savings
- 100%-owned, the high-capacity 20-panel solar array generates approximately 11.5 MWh/year with no monthly equipment fees
- 15 kWh battery backup ensures power resilience during grid outages and configured with smart remote load management
- Solar system offsets the standard household power needs, alongside EV usage, for nearly net-zero annual electric costs
- Smart door locks on all exterior entryways combines keypad/app convenience with key access on primary doors
- App-controlled Philips Hue lighting on exterior lights and in key interior spaces for customized scheduling, ambiance, and security
- Tankless, on-demand natural gas water heater
- City water, sewer and trash

DIRECTIONS

GPS will get you there.



MYMOAICREALTY.COM • DOWNTOWN ASHEVILLE

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FLOOR PLANS

Plans rotated 90° for enlargement/better legibility

