



440 CAROLINA AVENUE

Restored 1950s Bungalow Near Downtown Brevard



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 1 Bathroom
1,014 SF • 0.36 Acre



440 CAROLINA AVENUE BREVARD, NC 28712

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PROPERTY HIGHLIGHTS

- Restored 1950s bungalow
- Corridor Mixed Use zoning
- Approximately 0.5 mile from downtown Brevard
- Convenient access to US-64
- City water, city sewer, and natural gas
- Publicly maintained paved road
- Corner lot with two road frontages

UPDATES AND SYSTEMS

- Newly encapsulated crawlspace with commercial-grade dehumidifier
- New HVAC ductwork
- Wood flooring installed in 2019
- Windows and siding replaced in 2023
- Dedicated laundry area with overhead shelving
- Generous off-street parking (concrete and gravel)

OUTDOOR FEATURES

- Storage shed
- Firepit area
- Raised garden bed
- Mature shade trees



KITCHEN

- Renovated kitchen with white cabinetry and updated hardware
- New refrigerator in 2026
- Butcher block countertops
- Electric range and oven
- Exhaust hood
- Additional pantry-style cabinetry
- Space for a movable island or worktable
- Custom solid-wood island with slide-out shelving

PRIMARY BEDROOM

- Ceiling fan with integrated light
- Closet
- Built-in display shelving

RENOVATED BATHROOM

- Tub and shower with white subway tile surround, shower niche, and hummingbird accent tile
- Matte black hexagonal tile floor
- Wood vanity with white countertop
- Chrome fixtures
- Large round mirror
- Built-in storage







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WWW.MYMOSAICREALTY.COM



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Nicely restored 1950s bungalow located approximately half a mile from downtown Brevard, with convenient access to US-64. Located within the Corridor Mixed Use zoning district, allowing for residential, commercial, and possible STR use (buyer to confirm with Brevard Planning and Zoning). Recent improvements include wood flooring installed in 2019, replacement windows and siding in 2023, a newly encapsulated crawlspace with a commercial-grade dehumidifier, new HVAC ductwork, and a new refrigerator in 2026.

The renovated kitchen features white cabinetry, butcher block countertops, an exhaust hood, pantry-style storage, and space for a movable island or worktable. The updated bathroom includes matte black hexagonal tile flooring, a wood vanity, and a tub and shower with a white subway tile surround, a shower niche, and hummingbird accent tile.

Outdoor features include a covered front porch, a covered rear patio, a fenced backyard, a fire pit area, a raised garden bed, mature shade trees, and a storage shed. The corner lot offers two road frontages and generous off-street parking.



For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 E to I-26 E toward Hendersonville. Take Exit 40 for NC-280 toward Asheville Regional Airport and Brevard. Continue on NC-280 W toward Brevard, then follow signs for US-64 W and Rosman Highway. Continue on US-64 W and turn right onto Carolina Avenue. The home is located immediately on the corner at 440 Carolina Avenue.



FLOOR PLAN