



## 15 WESTGATE ROAD

Lovingly Cared-for Home on a Quiet Street in Walkable West Asheville



**MOSAIC**  
COMMUNITY LIFESTYLE REALTY

4 Bedrooms + Flex, 3 Bathrooms  
1,700 SF | 0.22 Acre

## 15 WESTGATE ROAD ASHEVILLE, NC 28806

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### *Lovingly Cared-for Home on a Quiet Street in Walkable West Asheville*

Charming home, tucked away on a quiet street in one of West Asheville's most desirable neighborhoods.

Fantastic location close to Haywood Road amenities, award-winning restaurants, local shops, and entertainment—just minutes to downtown Asheville.

## FEATURES

### Exceptional Outdoor Living

- **Beautiful mature landscaping** bursts with seasonal color and creates a private, park-like setting.
- The **covered front porch** welcomes you home and provides the perfect spot to relax.
- **Sunny front yard** thrives with southern exposure
- The **backyard offers a peaceful retreat** (current owners purchased additional land from rear neighbors to create an even larger and private outdoor oasis).
- **Expanded, screened rear porch** overlooks the tranquil backyard and offers a wonderful space for entertaining or unwinding



### Character-Filled Interior, Thoughtful Updates

- Lovingly maintained home **blends timeless character with modern improvements.**
- **Updates** include:
  - » **Central air conditioning** (main level and basement) and **mini-split upstairs** (2026)
  - » **Architectural shingle roof** (2021)
  - » **Refinished hardwood floors** and an **opened-up, main-level** floor plan (2020)
  - » **On-demand hot water heater** (2017)
  - » **Kitchen remodel** (2013)
  - » **Replacement windows** (2009)
  - » **Expanded and screened rear deck** (2009)
- » **Updated main-level and basement full baths**
- » **Updated light fixtures**
- » **Removed wall between living and dining**

### Spacious Main-Level Living

- **Inviting living room** features:
  - » **Wood-burning fireplace** with brick surround
  - » **Coat closet**
- **Period details** throughout include:
  - » **Wide trim**
  - » **Picture rail moldings**
  - » **Solid, built-in cabinetry**



## Spacious Main-Level Living, CONTINUED

- **Bright dining area offers ample space** for a large dining table and gatherings.
- **Renovated kitchen** showcases:
  - » **Butcher block** countertops
  - » **Stainless steel** appliances
  - » **Tile backsplash**
  - » **Crown-molded** cabinetry
  - » **Double-basin** sink
  - » **Pantry** closet
- **Charming breakfast nook** off the kitchen includes **direct deck access**.
- **Main-level bedroom** is conveniently located beside a full bath and features a **walk-through closet**.
- **Updated full bath** includes:
  - » **Antique-style** vanity
  - » **Tiled half wall**
  - » **Tiled tub/shower** surround
- **Large flex room** provides possibilities as a:
  - » **Home office**
  - » **Yoga studio**
  - » **Reading room**
  - » **Bedroom**
- **Flex room opens to the amazing screened porch** perfect for relaxing, overlooking the private backyard

## Light-Filled Upper Level

- **Natural light-filled stairwell** features:
  - » **Operable skylight**
  - » Landing connects **three bedrooms + linen closet**
- **Primary suite** offers:
  - » **Walk-in closet**
  - » **Second closet**
  - » **Built-in display shelving**
  - » **Charming Juliet balcony**



- **Ensuite bath** includes:
  - » **Vanity**
  - » **Tiled tub/shower** combination
- **Additional upstairs bedrooms** enjoy abundant natural light and comfortable living spaces.

## Versatile Basement Level

- **Multi-purpose basement with exterior entrance** adds tremendous flexibility.
- Spacious den is ideal for:
  - » **Recreation**
  - » **Media room**
  - » **Guest space**

- **Bonus room** offers additional options for **hobby, fitness, or home office** use
- **Full bathroom** includes a **walk-in shower**.
- **Dedicated workshop** or hobby room
- **Separate laundry** area
- **Extensive storage** throughout

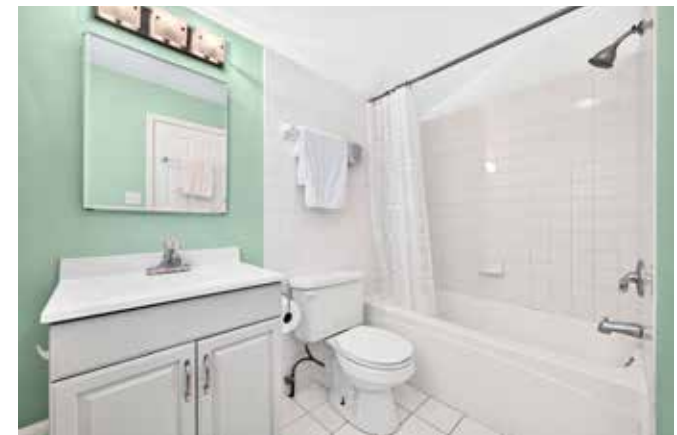
## Parking & Storage

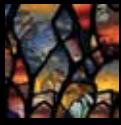
- **Detached garage** for parking or tool + toy storage.
- **Shared driveway** provides convenient access to parking pad and backyard.
- **Plenty of on-street parking** for homeowners, guests.



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Asheville, NC 28806







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Enjoy living on one of the most quiet and convenient streets in walkable West Asheville, just minutes from Haywood Road's restaurants, coffee shops, and parks, with downtown Asheville only a short drive or bike ride away. This well-maintained home gets great natural light and blends original character with thoughtful updates, including a remodeled kitchen, updated lighting and baths (main level and basement), replacement windows, heated floors upstairs and newly added A/C, and an expanded, screened-in porch. A covered front porch welcomes you into the spacious, open living/dining room with a wood-burning fireplace, built-ins, wide trim, and picture rails. The renovated kitchen features butcher block countertops, stainless steel appliances, a tile backsplash, a pantry, and a breakfast nook with deck access. The main level includes a bedroom, an updated full bath, and a flex room that opens to an amazing screened porch overlooking the private backyard retreat. Upstairs are three bedrooms, including the primary bedroom with a walk-in closet, a second closet, a Juliet balcony, and an ensuite bathroom. The heated and cooled basement is not included in the heated living area but provides valuable space with a den, a bonus room, a workshop, a laundry, and the home's third full bath. It has remained dry, including during Helene. Gorgeous landscaping in the front yard takes advantage of the southern exposure. A shared driveway leads to a detached garage and parking pad.



For more information, please contact:

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#### DIRECTIONS

**FROM HAYWOOD ROAD:** Turn onto Vermont Avenue. Turn right onto Russell Street. Turn left onto Westgate Road. 15 Westgate is on the right. Sign in the yard.

