

CLASSIC BRICK HOME WITH THE PERFECT BLEND OF CHARM, CHARACTER, AND CONVENIENCE

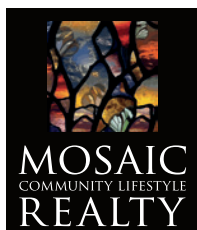
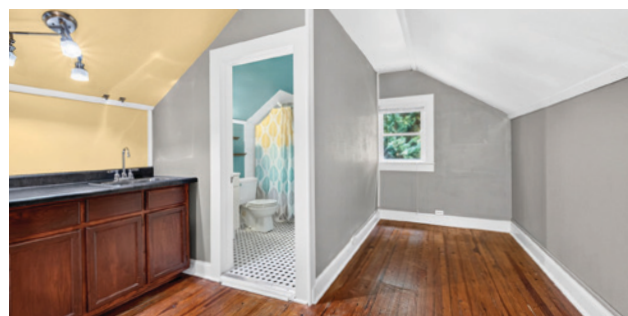


IN LUCERNE PARK, MINUTES FROM THE HEART OF WEST ASHEVILLE

72 Ivanhoe Avenue, Asheville, NC 28806
3 BD/2 BA • 1,551 SF • 0.26 Acre



Located in Lucerne Park, this classic brick home offers the perfect blend of charm, character, and convenience. Just minutes from the heart of West Asheville and less than half a mile from Leo's House of Thirst, you'll enjoy easy access to local favorites, dining, and shops while coming home to the peaceful setting of an established neighborhood. Set on a little more than a quarter acre, the beautifully landscaped property is a gardener's paradise with a partially fenced backyard and plenty of room to relax or entertain. Enjoy your morning coffee from the welcoming side porch, spend evenings on the spacious back deck, or unwind in the hot tub overlooking the backyard. Inside, you'll find 3 bedrooms, 2 updated bathrooms, and a floor plan that adapts to a variety of lifestyles. The upper level is well suited for use as a private primary suite or guest retreat, complete with its own entrance and an adjoining bonus room ideal for a home office, sitting room, or dressing area. The walk-out basement offers an additional 826 SF of bonus space (not included in the total HLA), providing exceptional flexibility for hobbies, recreation, fitness, or work-from-home needs. French doors lead directly to the back deck, creating an easy indoor-outdoor connection, while the attached garage and utility room add everyday convenience to the lower level.



FOR MORE INFO:

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FEATURES & IMPROVEMENTS

Exterior & Outdoor Living

- Replaced garage concrete floor, 2008
- Roof replaced, 2011
- New driveway, retaining walls, and stone stairways to the front entrance and backyard, 2015–2016
- Stone terracing and landscaping enhancements along the right side of the home, 2020
- Outdoor deck addition, 2021
- New garage door, 2022 or 2023
- New sewer line, July 2026

Kitchen, Baths & Interior

- Upstairs bathroom was updated with new flooring, a tiled tub surround, and a vanity, 2010
- Created a dedicated foyer, allowing the upper level to function with its own private entrance, 2015
- Main-level bathroom remodeled with new flooring, drywall, insulation, updated electrical, new sink and bathtub, custom closet, and custom hallway cabinet, 2020
- Walk-out basement remodeled with epoxy flooring, bonus living space, dedicated utility room, laundry cabinetry and countertop, updated electrical, upgraded electrical panel, rerouted plumbing, new windows, French doors to the backyard, closet under the staircase, fresh paint, and stained wood stairs, 2021
- Upstairs bathroom exhaust fan with integrated heater installed, 2022

Mechanical & Infrastructure

- 60,000 BTU gas furnace installed, 2014
- Two-ton air conditioning system and coil installed, 2014
- Gas line installed to furnace, 2014
- Electrical service upgraded from 100 amps to 200 amps, 2014
- New ductwork installed, 2022
- HVAC professionally serviced every six months by Gentry

Permitted Improvements

- HVAC installation and electrical service upgrade, 2014
- Driveway & retaining wall replaced, 2015
- Basement remodel & deck addition, 2021
- One-bedroom Homestay permit was obtained in 2016

DIRECTIONS

FROM PATTON AVENUE
WEST: Right onto Lucerne Avenue. Immediate left onto Eola Avenue. Left onto Ivanhoe Avenue. 72 Ivanhoe will be on your right; look for the Mosaic sign.



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FLOOR PLANS

Plans rotated 90° for
enlargement/better legibility

