



39 WOLF ROAD

Custom Energy Star Live-in Art Studio

YouTube VIRTUAL TOUR



MOSAIC
COMMUNITY LIFESTYLE REALTY

1 Bedroom, 1 Bathroom
1,298 SF • 0.71 Acre



39 WOLF ROAD ASHEVILLE, NC 28805

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1,298 SF • 0.71 Acre

EXTERIOR

Custom home/live-in art studio built in 2018 by
Patrick McCarthy Construction, LLC

Built to **Energy Star** standards

25-year TPO roof

Bold contemporary design, featuring angled roof with porch extension supported by circular concrete columns

Maintenance-free metal siding

Hardscape features modern concrete squares creating **walkway from front to back doors**

Outdoor storage building complements the look of the main house

Parking for multiple vehicles

Large yard with mature trees and raised garden beds

Large (almost ¾ of an acre) lot with room to add an ADU or addition to the house

North-facing studio has optimal light for the artist

No-barrier access to house/walk-in entry from parking area



INTERIOR

Soaring wood ceiling of exposed **tongue-and-groove** with structural beams

Custom ADA-accessible bath with marble shower

Extra-large walk-through closet

Storage bay above bedroom

Stylish kitchen with stone countertops, Japanese hexagon-tiled backsplash, farmhouse sink, KitchenAid appliances and ambient lighting

Under- and over-cabinet lighting

Separate utility room with cabinets, sink and **KitchenAid stacking washer and dryer**

Motorized fabric Hunter Douglas blinds with **remote**, programmable to your smartphone

Large picture windows plus energy-efficient Quaker casement windows throughout

On-demand tankless water heater

Energy recovery ventilator provides continuous fresh air in home

Eucalyptus wood flooring

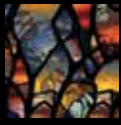
Pocket doors throughout interior

LED lighting throughout

Large closet in back hallway with bypass doors

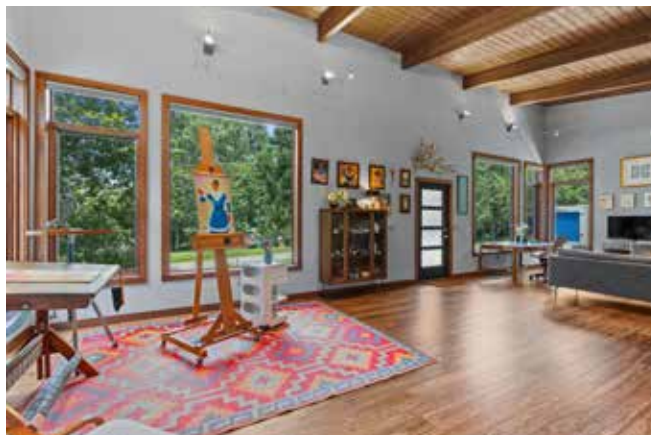
Encapsulated/clean crawl space

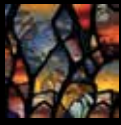
Hybrid heat HVAC system—high-efficiency heat pump with propane backup system



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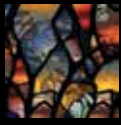




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This 1,300 SF custom home was built in 2019 by Patrick McCarthy Construction, LLC, to Energy Star standards. Originally designed as a live-in art studio, this property blends bold, contemporary aesthetics with high-efficiency functionality on a spacious 0.71-acre lot.

Exterior

The home features a striking, bold contemporary design with an angled roof and a porch extension supported by circular concrete columns. Built with maintenance-free metal siding and a 25-year TPO roof, the exterior also includes a north-facing studio designed to maximize natural artist light. The grounds offer mature trees, raised garden beds, and a hardscape walkway of modern concrete squares leading from the front to the back doors. With parking for multiple vehicles and outdoor storage, the nearly $\frac{3}{4}$ -acre lot provides ample space for potential additions, such as an ADU. Accessibility is a key feature, with no-barrier, walk-in entry from the parking area.

Interior

Inside, the home is defined by soaring, exposed tongue-and-groove wood ceilings with structural beams and elegant eucalyptus wood flooring. The living space is thoughtfully laid out with pocket doors throughout, maximizing flow and efficiency.

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TOUR



For more information, please contact:

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take US-70 E/Tunnel Road to Riceville Road and turn left. Follow Riceville Road to Old Farm School Road and turn right. Go to Lower Grassy Branch Road and turn left. In 0.7 mile, turn right onto Wolf Road. 39 Wolf Road will be on your right in 0.2 mile.



FLOOR PLAN