



MOSAIC
COMMUNITY LIFESTYLE
REALTY

PROXIMITY PARK



55 EDMONT ROAD | ASHEVILLE, NC 28801

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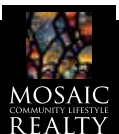
ELEGANTLY REMODELED 1917 COLONIAL REVIVAL NEAR THE GROVE PARK INN

Located in the stylish Proximity Park Historic District of Grove Park, this home beautifully balances Old World glamour with modern upgrades. Upon entering, a grand staircase welcomes you into a home filled with light from large windows and glass doors, featuring hardwood floors throughout. The living room boasts a large fireplace and custom, oversized glass doors leading to a covered porch. The formal dining room is open to a sleek, modern chef's kitchen with custom wood cabinetry, high-end stainless steel appliances, gas stove, microwave drawer, island, and quartz countertops. A service staircase leads to the upper floor. The main-level primary bedroom includes a fireplace and an ensuite bathroom featuring a clawfoot tub with garden views, a walk-in marble shower, and beautiful tile work. Upstairs is a second primary bedroom, two more bedrooms, two bathrooms, a sunroom surrounded with windows on three sides and a brightly lit laundry room with garden views. The versatile lower level includes a flex room, two full baths, and a private two-bedroom apartment, plus ample storage. Outside, the professionally landscaped grounds are a beautiful oasis featuring low-maintenance, mature landscaping and artisanal stone patios. There is a front parking pad for multiple vehicles, plus a side driveway with backyard access. The location offers both privacy and convenience—close to several restaurants, two bakeries, the Omni Grove Park Inn and Spa, three City parks, and the world-famous Blue Ridge Parkway.

6 BEDROOMS | 5.5 BATHROOMS | 4,309 SF | 0.28 ACRE



A. GUTHMILLER
828-333-8312
ANTHONYG@MYMOSAICREALTY.COM



STACEY ENOS
828-712-2069
STACEY@MYMOSAICREALTY.COM

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FEATURES

- Beautifully renovated 1917 Colonial is located in Proximity Park (on the National Register of Historic Places) with tree-lined streets, three city parks, and original streetcar rails visible from its days as one of North Carolina's first "streetcar suburbs"
- Let the foyer and its original grand staircase welcome you into this elegantly remodeled home with 6 Bedrooms and 5.5 bathrooms
- Living room is light and bright, with a big bay window and new custom full-view doors that lead to the covered porch overlooking the back yard
- Amazing kitchen features stainless steel appliances, including a ZLINE five-burner gas stove, a Sharp microwave drawer, a Bosch dishwasher and a French door refrigerator
- Enjoy tackling culinary creations in a great workspace that includes quartz countertops, subway tile backsplash, and solid wood, soft-close cabinets
- Main-level primary suite includes a marble-tiled walk-in shower, a clawfoot tub, and a double vanity sink
- Delightful sunroom with original built-in seating and storage
- Downstairs has two bedrooms, two bathrooms, and a kitchenette — great as a short-term rental (buyer to verify) or simply as more recreational area for the family
- Two sets of mega-capacity washers and dryers — one in the laundry room upstairs and one in the basement
- Gorgeous solid hardwood floors, G-insulated windows and doors, and new 4" plantation window blinds throughout most of the home
- 2021 heat pump (multi-zoned) for main and upper floors; downstairs is equipped with four 2021 mini-splits
- Concrete driveway added to front yard in 2021; there's also a side driveway with access to the back yard
- Large back yard is perfect for entertaining, playtime, and pets
- 2021 architectural shingle roof
- 2021 new sewer line installed from house to MSD connection

DIRECTIONS

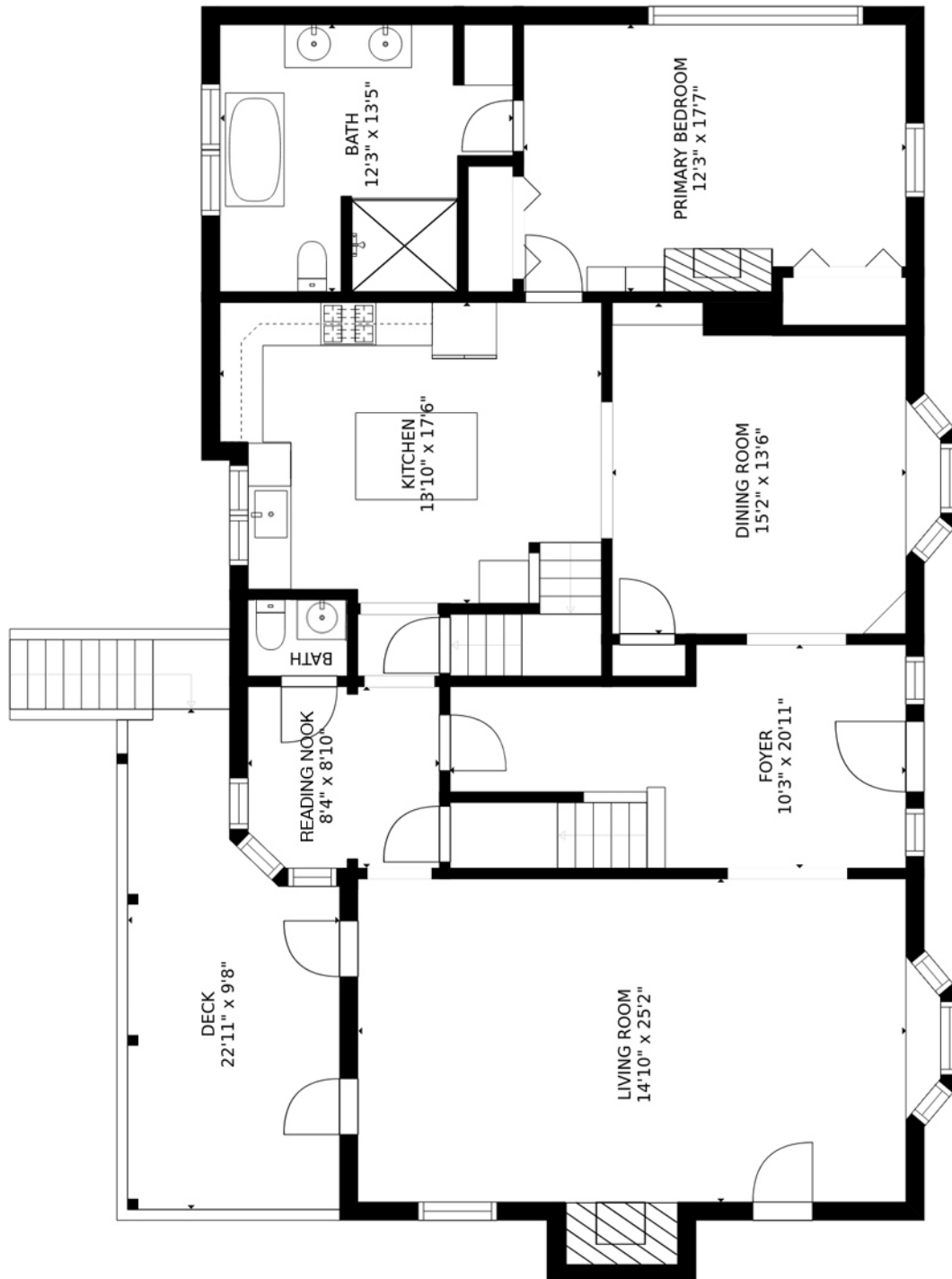
FROM DOWNTOWN ASHEVILLE: Head north on Biltmore Avenue toward Sycamore Street, then turn right onto Eagle Street. Turn left onto S Charlotte Street and in 1.3 miles, turn right onto Edgemont Road. In 200 yards, the home will be on the left.



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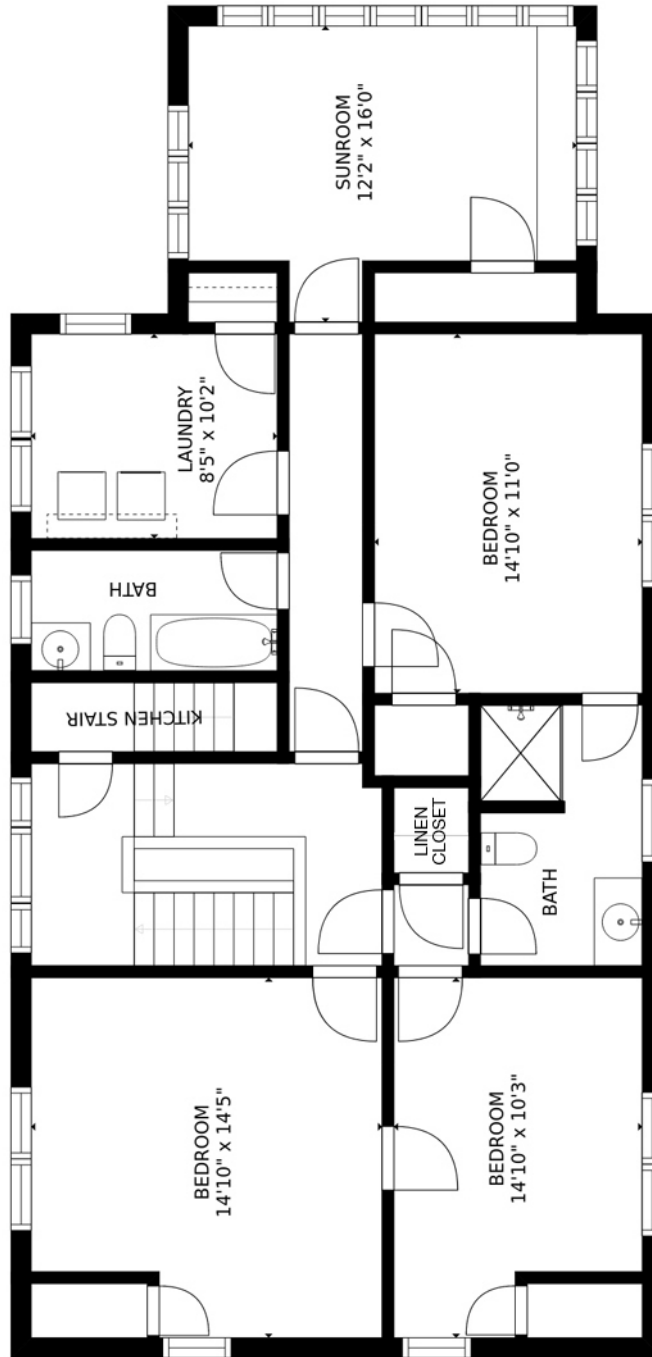
FLOOR PLAN – MAIN LEVEL



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FLOOR PLAN – UPPER LEVEL



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FLOOR PLAN – LOWER LEVEL

