

2 INDEPENDENCE BLVD
ASHEVILLE, NC 28805



MOSAIC
COMMUNITY LIFESTYLE
REALTY

TWO DISTINCT LIVING SPACES



2ND LIVING SPACE



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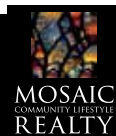
TWO DISTINCT LIVING SPACES



WHAT IF YOUR NEXT HOME COULD HELP PAY FOR ITSELF?

This versatile property offers a 3BR/2BA main residence plus a separate but connected 2BR/1BA second living quarters, creating a rare opportunity for rental income, multi-generational living or a smart investment from day one. The sellers have operated the property as a successful rental for the past four years, grossing approximately \$4,400/month. Outside Asheville city limits with Open Use zoning, the 2nd living quarters offers short-term rental potential, while the generous 0.93-acre lot may even provide room to explore adding another unit in the future. The home has been recently refreshed with interior and exterior paint, refinished hardwood floors, new laminate flooring in the kitchen and lower level, and an HVAC system that's less than four years old. A garage, fully fenced front yard and separate fenced yard for the 2nd living quarters add even more practicality. Conveniently located near the VA Medical Center, hiking trails and Asheville amenities, with USDA financing potentially available. Live in one, rent the other or put the whole property to work. Either way, this one earns its keep!

.5 BEDS | 3 BATHS | 1,972 SF | 0.93-ACRE LOT



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2 INDEPENDENCE BLVD | ASHEVILLE, NC 28805

5 BEDS | 3 BATHS | 2,597 SF | 0.93-ACRE LOT

FEATURES

- Versatile property with a 3BR/2BA main residence plus separate 2BR/1BA second living quarters
- Excellent income-producing potential with the flexibility to live in one space and rent the other
- A compelling option for investors, owner-occupants looking to offset their mortgage with rental income, or anyone needing two distinct living spaces
- Sellers have operated the property as an investment for the past four years, grossing approximately \$4,400/month
- Flexible split-level floor plan offering multiple living and gathering spaces
- Separate apartment has its own kitchen, living area and private entrance
- Apartment is above grade, not tucked away in a basement
- Open Use zoning and location outside Asheville city limits provide short-term rental potential
- Generous 0.93-acre lot with potential to explore adding another dwelling/unit in the future
- Approximately 2,597 square feet of total heated living area
- Clean interior spaces that are move-in ready
- Recently refreshed interior with fresh paint and freshly painted exterior
- Generously sized bedrooms throughout the property
- Warm brick gas fireplace anchors the lower level family room
- Hardwood flooring in several rooms
- New laminate flooring in the kitchen and lower level
- Fully fenced front yard with separate fenced yard dedicated to the apartment
- Multiple outdoor spaces including covered porch and open patio areas
- Plenty of room for gardening, pets and outdoor living
- Two-car attached garage with plenty of room for parking, storage or workshop space
- Convenient location near the VA Medical Center
- Close proximity to nearby hiking trails and outdoor recreation
- Easy access to Asheville amenities while enjoying the flexibility of being outside city limits
- HVAC systems less than four years old
- City water and two septic tanks (one for the house and one for the apartment)
- USDA financing potentially available



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