



53 MERION DRIVE

Inviting West Asheville Ranch Home



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 1 Bathroom
1,311 SF • 0.25 Acre



53 MERION DRIVE ASHEVILLE, NC 28806

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FEATURES

Inviting **West Asheville** ranch home

Situated on a **0.25-acre wooded lot**

Thoughtful updates include a new **Bosch heat pump**, **Bosch A/C** installation and **EV charger plug**

Minutes from downtown Asheville, highway access, and the WNC Farmers Market

One mile from the heart of West Asheville's eateries and shopping

Perfect for nature walks or for exercising Fido, **Hominy Creek Greenway trail** is practically in your bac yard, just 0.2 mile away

Concrete pathway leads to front door

Flowing floor plan offers beautifully **refinished hardwood floors**

Light and bright living room flows to dining, dining room opens to kitchen

Kitchen offers loads of potential with floating shelves and a window over the sink with views of the backyard

Bedrooms are good-sized and offer **abundant natural light**



Full bathroom features a newer vanity, laminate tile floors, linen closet, and a tub/shower

Glass door opens to basement stairs

Basement has bonus room, ample storage, and garage access

Garage has area for a workshop, extra storage and door to driveway and backyard

Lush backyard has room for gardens, storage shed, and privacy

Ample parking in the wide driveway

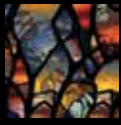
Large front yard with mature landscaping

IMPROVEMENTS

2023: Refinished hardwood floors

- › Installed **Bosch two-ton SEER A/C** and new
- › **Bosch three-ton SEER heat pump**
- › Installed **EV car plug**
- › New **refrigerator**
- › New **front, side, and basement windows**
- › Installed **glass door to basement**
- › New **flooring** in kitchen and bathroom
- › New **vanity** in bathroom
- › **All-new paint** throughout
- › **Decommissioned oil tank**

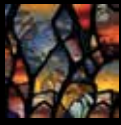
2024: **New shed** in backyard



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Situated on a generous 0.25-acre wooded lot, just minutes from downtown Asheville, this inviting West Asheville ranch-style home pairs classic charm with thoughtful, modern upgrades. The front door opens to a light-filled, flowing floor plan with beautifully refinished hardwood floors, where the bright living and dining areas connect directly to a kitchen packed with potential. The home is dialed-in for energy efficiency with a new Bosch heat pump, Bosch A/C, and an EV charger plug. Downstairs, the basement offers a bonus room, ample storage, and a garage equipped for a workshop, while the good-sized bedrooms upstairs are filled with abundant natural light. Outdoors, the lush, private backyard and large front yard feature mature landscaping with plenty of room for gardens, a storage shed, and wide-driveway parking. Best of all, you are just one mile from the vibrant eateries and shopping of West Asheville, while the Hominy Creek Greenway trail is only 0.2 mile away, offering the perfect spot for nature walks or exercising Fido.

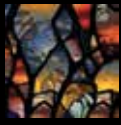


For more information, please contact:

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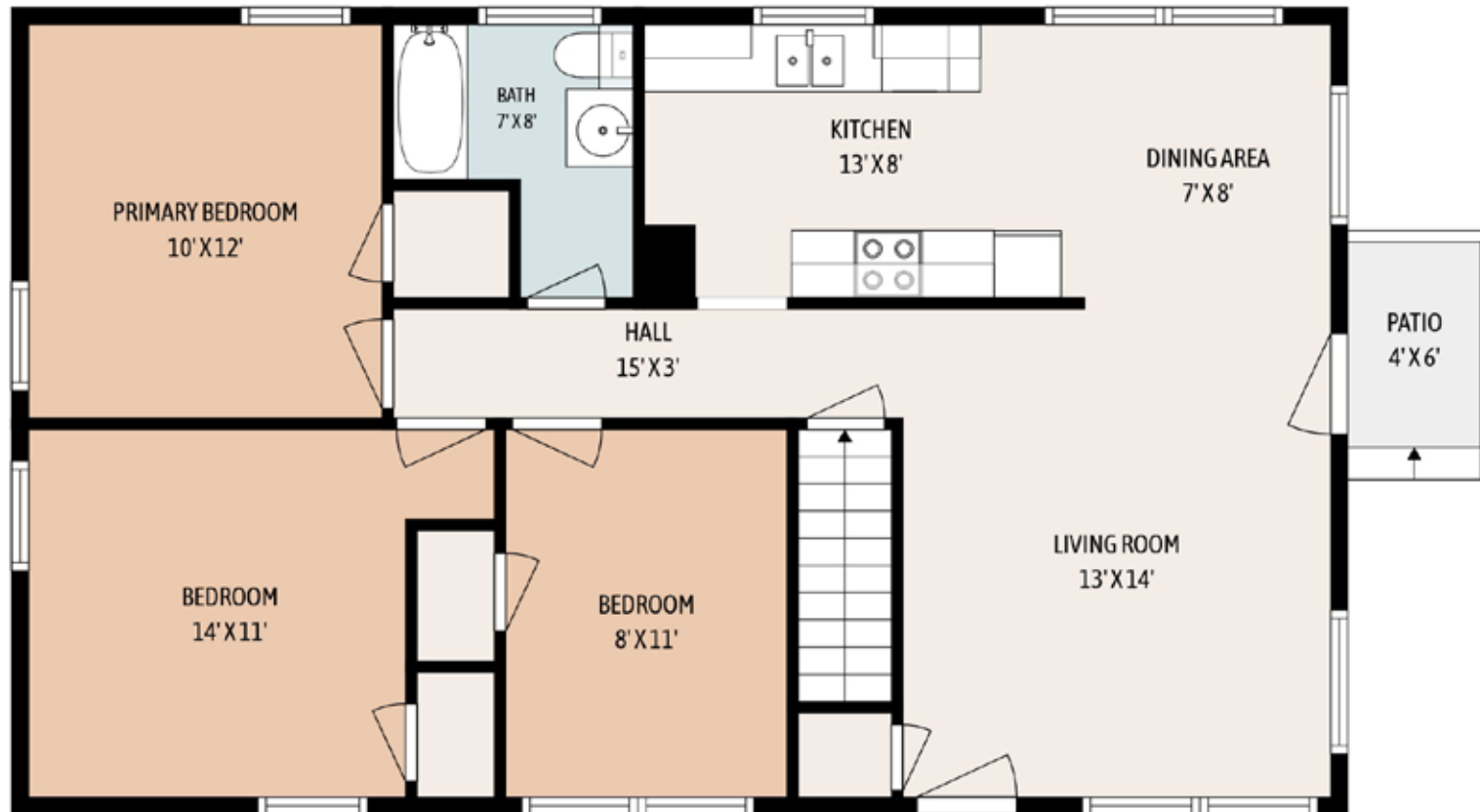
DRIVING DIRECTIONS

FROM HAYWOOD ROAD: Take Haywood Road to Sand Hill Road. Follow Sand Hill Road for 1 mile and turn right onto Narbeth Road. Turn left onto Merion Drive— home is on your left.



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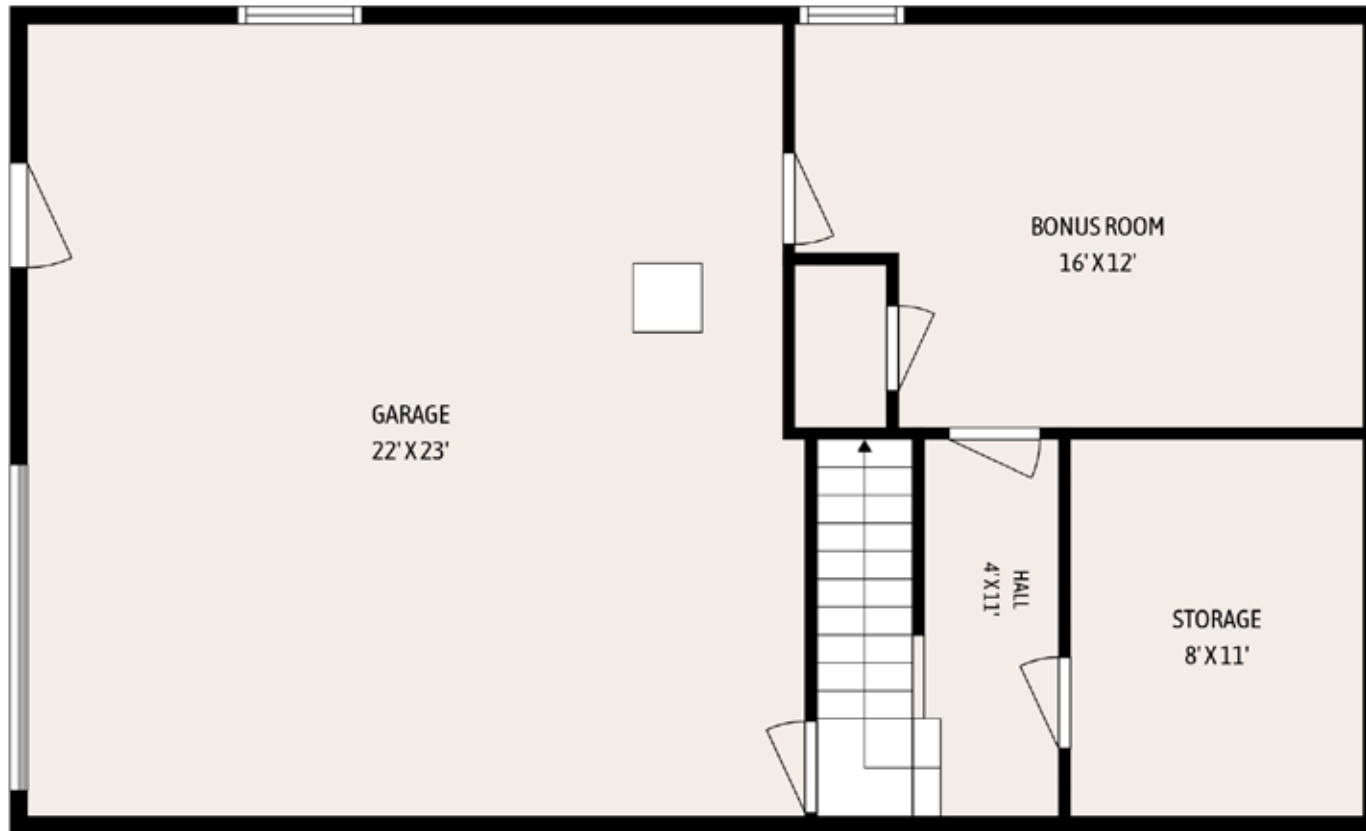


MAIN LEVEL



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BASEMENT LEVEL