



9 NANTAHALA STREET

Spacious Home in the Five Points Neighborhood



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 3 Bathrooms
1,315 SF • 0.18 Acre



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46 Orchard Street, Suite 100, Asheville, NC 28801
WWW.MYMOSAICREALTY.COM

9 NANTAHALA STREET ASHEVILLE, NC 28801

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FEATURES

Spacious home in Five Points Neighborhood

Nestled on a dead-end street and surrounded by nature

Enjoy easy trail access to Weaver Blvd and the UNCA campus

Minutes from downtown Asheville and less than a mile to restaurants, shopping, and Weaver Park

Move-in-ready, low-maintenance home situated on a private, wooded lot

Recently remodeled, offering a **brand-new roof and HVAC system**

Welcoming covered entry opens to a foyer with stained glass details

Flowing, open floor plan is drenched in natural daylight and features vaulted ceilings, walls of windows, hardwood floors

Living room flows to dining room and kitchen

Granite countertops, ample cabinetry, recessed lights and a breakfast bar for two complete the light and bright kitchen

Sliding glass doors from dining and kitchen open to the **spacious, elevated deck**

Main floor offers a **private primary suite with wooded views** and a walk-in closet

Upstairs, you will find **two bedrooms and a full bathroom**

Second bedroom offers a walk-in closet



All-new carpeting in upstairs bedrooms

Not counted in the HLA, the basement offers a large **bonus room** space, a room that could be used as an **office or guestroom**, and **full bathroom** all accessible via **interior stairs and a private exterior entrance**

LVP and laminate flooring, recessed lighting, and custom built-ins finish the space

Bonus room is ideal for a media room, office, craft space, or second living space

French doors open to basement mudroom, leading out to the **lower-level deck**

Lovely landscaped yard with loads of perennial flowers and room for garden beds

Yard offers a dog-ready fence and ample space for pets and play

Enjoy relaxing or entertaining on either back deck overlooking the large yard

Stairs from lower deck lead down to backyard

Rare two-car garage has laundry area



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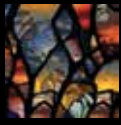
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Move-in-ready Five Points gem, perfectly positioned on a quiet dead-end street just minutes from downtown Asheville and less than a mile from Weaver Park. This recently remodeled home features a brand-new roof and HVAC, a light-drenched open floor plan, an eat-in kitchen, and a spacious yard. Retreat to the main-floor primary suite with wooded views, or head upstairs to find two bright bedrooms with new carpeting. The walk-out basement* offers 739 SF not counted in HLA, making the home live like a 2,000+ SF home—with incredible versatility, including a large bonus room, custom built-ins, third bathroom, and a guest room/office, all with a private entrance. Outside, the large, landscaped yard features perennial gardens, room for play, and dual decks perfect for entertaining. Complete with a rare two-car garage and easy trail access to UNCA and Weaver Boulevard, this low-maintenance retreat offers the ultimate Asheville lifestyle.

**Basement was finished in 2014 with no permits or inspections. Additional improvements in 2025 and 2026, including Helene repairs and baseboard heat, were permitted and inspected as needed. None of the newer work changed the permit/inspection status of the 2014 work.*



For more information, please contact:

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DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Follow Broadway Street towards UNCA. Turn right onto North Street, then left onto Dorch Avenue. Take your first left onto Vivian Avenue; Vivian becomes Nantahala Street. Home is on your right.





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UPPER LEVEL & BASEMENT