

34 Vandalia Avenue  
Asheville, NC

Floor Layout, Measurements and Other Details

**Buncombe County Measurements show:**

Building Sq Total Finished: 2576

Total Building Unfinished: 1412

**Previous MLS Listing (when property was last sold in 2020) shows:**

Main Level Sq Ft: 2109 (one measurement was off by +1 foot – current measurement matches the county – one foot can skew measurements by quite a bit in a given space)

Basement Heated: 468\* Unheated: 1412

\* heated finished area was expanded with the apartment addition

\* Appraisers footprint for the basement does not match the actual footprint

**Current Listing Agents Measurements Noted in Red on the attached Floor Plans:**

Main Level Sq Ft: 2039.36

Lower Level Heated: 768.11 Basement Unheated: 1,271.25

Total Finished Area: 2807.47

**Meaningful Updates!**

- A full, one bedroom, one bath apartment with interior and exterior access was added in 2020 / 2021
- A 320 sf, one car Garage added with storage below (*permit still open as a cement/paved driveway needed for a final inspection*)
- Fireplace has a new firebox and piping. Now hooked up to Natural Gas

**Additional Details**

**MAIN FLOOR**

- Real Hardwood Floors throughout with tile flooring in the bathrooms
- Granite Kitchen Countertops with a Tile Backsplash
- Large Kitchen Island with wood top
- Natural Gas Stove/Oven
- Bosch Dishwasher
- Laundry on the main floor
- Large Bedrooms with plenty of closet space
- Zoned Heating and Cooling
- Mostly Fenced Side Yard for the Pets

**APARTMENT**

- Stainless Steel Appliances
- Large Kitchen Island
- High Quality Laminate Floors with Tile in the Bathroom
- Inside / Outside Access
- Short Term Rental Potential – Check with the County for Current Regulations

1 Car Garage

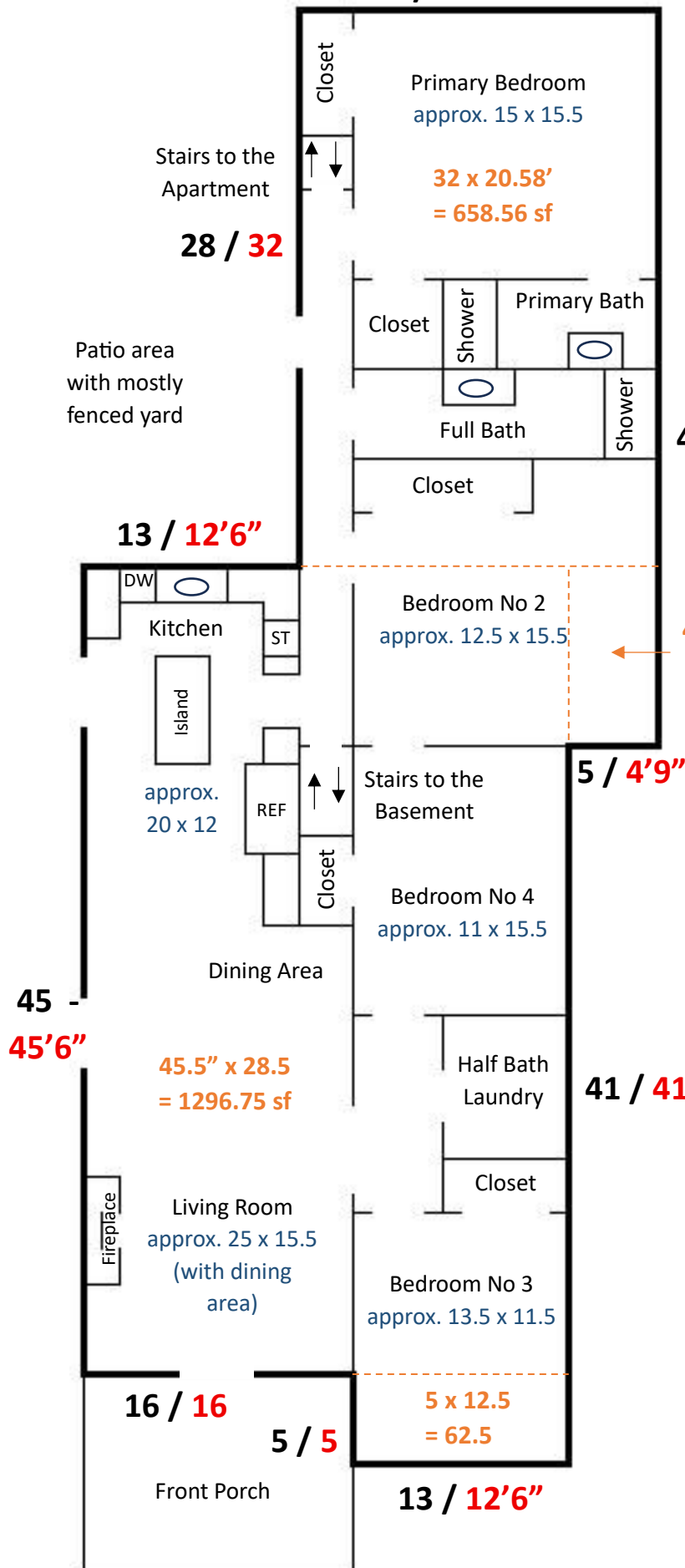
21 / 20'7"

## Main Floor

Buncombe County Measurements  
are in Black

Listing Agents Measurements and  
Notes in Red and Blue

*All measurements in blue denote interior  
measurement. Red measurements are measured  
outdoors as specified by real estate measuring  
guidelines*



Square Footage Calculation:

1296.75 sf

658.56 sf

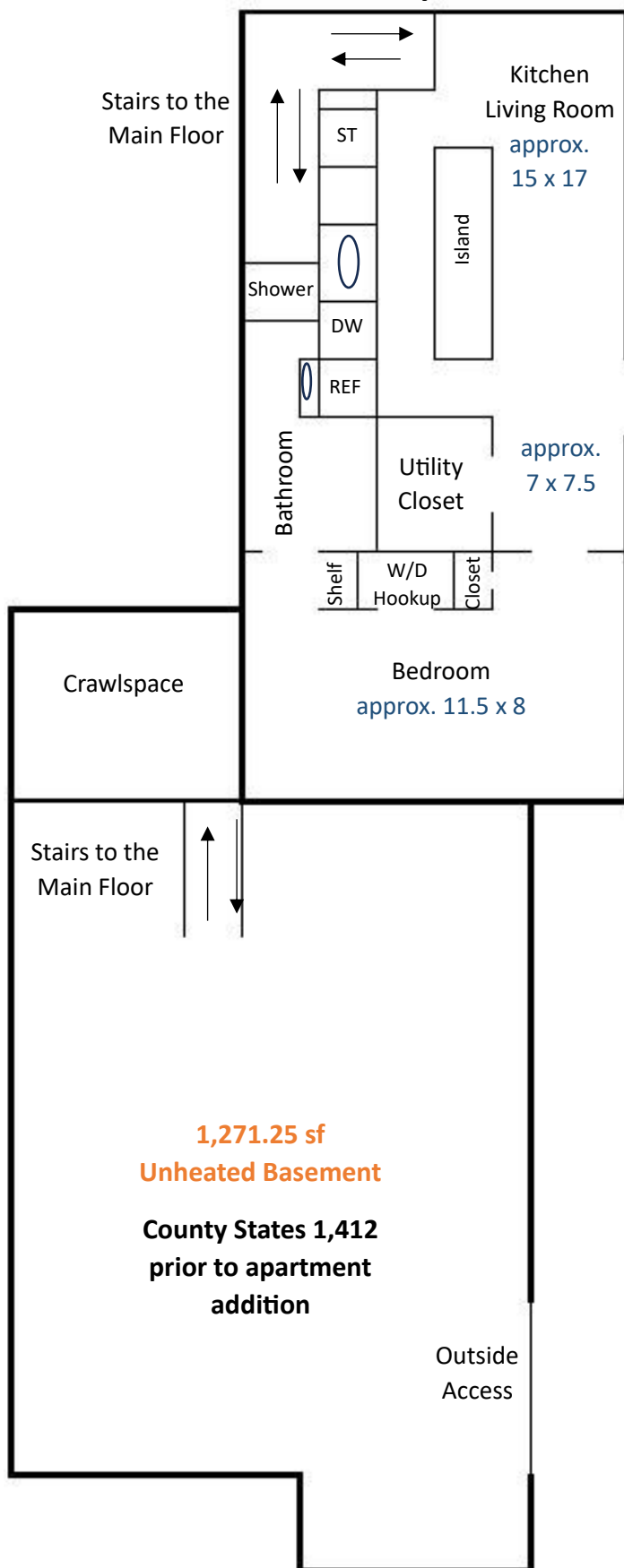
62.5 sf

21.55 sf

**2039.36 sf main level**

**2108 sf per county**

21 / 20'7"



## Lower Level

Buncombe County Measurements  
are in Black

Listing Agents Measurements and  
Notes in Red and Blue

*All measurements in blue denote interior  
measurement. Red measurements are measured  
outdoors as specified by real estate measuring  
guidelines*

Patio

42 / 42

### Square Footage Calculation:

Total Lower Living Area = 864.36 sf  
(including stairs and utility closet)

Subtract stairs: - 67 sf

Subtract Utility Closet: - 29.25 sf

768.11 square feet

County has 468 sf, calculated before  
the space was finished, adding more  
square footage. When the house was  
sold in 2020, not all of the lower level  
space was finished space. The  
bedroom and bath were finished in  
the remodel

1,271.25 sf  
Unheated Basement

County States 1,412  
prior to apartment  
addition

2039.36 sf main level

768.11 Lower Level

2807.47 sf total Heated Living Area