



74 LINDEN AVENUE, ASHEVILLE

built 1929

4 bed, 3 bath

2,414 sq ft

lot size 9,583 sq ft

LOCATION

interior street, slow & minimal traffic

extremely walkable:

Weaver Park, Botanical Gardens, OWL Bakery, Metro Wines, Liberty Coffee House, Jettie Rae's Oyester House, Frazier's Tavern, Charlotte Street Pub, Taco Temple, Luella's BBQ, Grove Park, several grocery stores
established neighborhood of kind people

EXTERIOR

curb-appeal: epic front porch & original swing

large front & backyards

double carport

fenced dog run

the most beautiful pine tree shading the house & back parking

brand new roof & gutters: upgraded 6-inch downspouts

upstairs & downstairs back porches

1929 HOUSE CHARM

style for days

original doors, baseboards & trim

original windows

original refinished hardwood floors

curated vintage light fixtures

exposed brick throughout house

original breakfast nook intact: plaster walls & ceiling, built-in & benches

artisan limewash entry, wall mouldings & wallpaper throughout

gas fireplace & original radiator system

CONVENIENCE & ASSETS

ample storage! walk-in & roomy closets, pantries, built-ins

new electrical

upgraded electrical box

updated plumbing

high-end showers & tiling

primaries on both first & second floors

reliable boiler installed & maintained by Andy's Heating & Cooling

new wall insulation

fresh drywall

spacious basement with backdoor floor drain

opportunity to bring laundry directly up:

(close in back porch for laundry & mudroom)

RENOVATIONS & UPDATES

Fall-Winter 2020:

original plaster & lathe demolished to studs - *permitted*
no studs or joists needed replacing!

removal & replacement of knob & tube electrical - *permitted*

replacement & additional upstairs plumbing - *permitted*

new upstairs primary bathroom framing - *permitted*

fresh wall insulation & drywall throughout entire house

Spring-Summer 2021:

new front porch stair build

exterior repaired & painted

samsung washer & dryer

Spring 2022:

new gas stove & microwave - *GE Cafe Collection*

front retaining wall & parking pull-off

Fall 2022:

upstairs primary bathroom

Schluter system Ditra Heat membrane floors

double head & valve shower - two temps at once!

concrete board, mudbed, waterproofing membrane, fresh tile

high-end Kohler purist fixtures

Fall 2024:

updated electrical box - equipped for mini splits

new dishwasher - *GE Cafe Collection*

Summer-Fall 2025:

upstairs full guest bathroom refurbished original cast iron clawfoot tub,

high-end chrome vintage replica fixtures

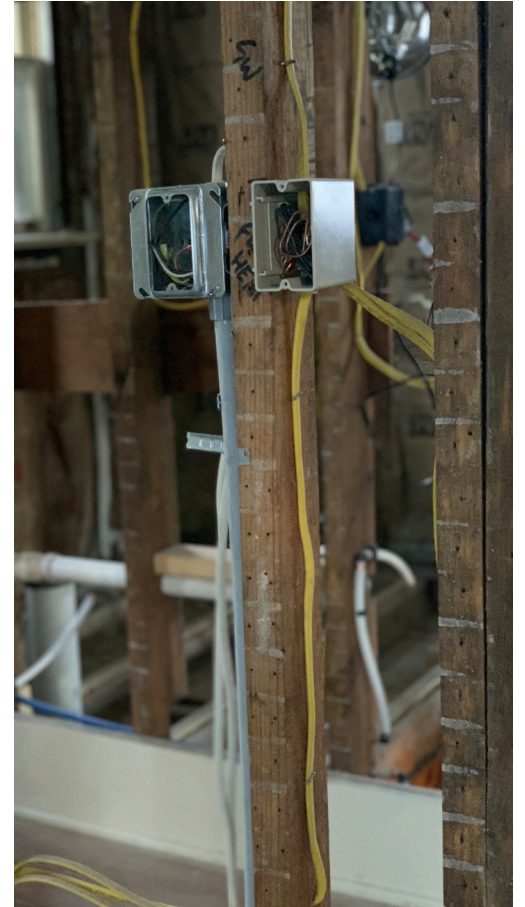
downstairs bathroom plumbing replacement, shower build,

marble chevron-cut tile shower surround, showerpan & mosaic tile set alongside

original 1920s hexagon floors, concrete board, waterproofing membrane

brand new roof & gutters: upgraded 6-inch downspouts

refinished original white oak floors



ELECTRICAL UPGRADE THROUGHOUT ENTIRE HOUSE.





**FRESH PLUMBING
THROUGHOUT ENTIRE HOUSE**



**FRESH INSULATION AND DRYWALL.
ORIGINAL BASEBOARDS AND TRIM SAVED.**



CITY OF ASHEVILLE
DEVELOPMENT SERVICES
828-259-5661
INSPECTION REQUEST
828-259-5946

Permit # 20-05362 Date 12-8
Address 74 Linden

Inspector NF

APPROVED

Flaming



CITY OF ASHEVILLE
DEVELOPMENT SERVICES
828-259-5661
INSPECTION REQUEST
828-259-5946

Permit # 20-05362 Date 12-17
Address 74 Linden

Inspector NF

APPROVED

Insulation



CITY OF ASHEVILLE
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828-259-5661
INSPECTION REQUEST
828-259-5946

Permit # 20-5362 Date 12/4/20
Address 74 Linden Ave

Inspector GAB

APPROVED

- Elect Rough
- * Partial Plumbing Rough
- * H2O & DWV TEST OKAY -
- * REMOVE ALL ELASTIC
- Couplings & USE Nubless
- Reels
- * Asbestos in Crawl Space -



EXTERIOR REPAIRS





TILE UNDERLAYMENTS AND UPGRADES



