



18 The Circle  
Historic Albemarle Park  
“Chipmunk Cottage”

Circa 1922  
ASHEVILLE, NC 28801

**\$1,079,000**

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**LUXURY HOME HIGHLIGHTS:**

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- Built in 1922 as one of the original Manor Inn cottages, incredible "Chipmunk Cottage" was designed by architects Richard Sharp Smith (lead architect on the Biltmore Estate) and Albert Heath Carrier and is located in Albemarle Park Local and National Register Historic District ([www.albemarlepark.org](http://www.albemarlepark.org)).
- On the market for only the second time in 70 years, this exceptional home is situated in a stunning private enclave that is an easy (and quick) 1 mile walk to downtown Asheville and all of its wonderful restaurants, cafés and shops. Location is second to none.
- As you approach The Circle, you'll be immediately charmed by Chipmunk's location set amidst the lush trees and greenery and be taken by the home's stately presence overlooking beautiful "Circle Park."
- Having recently undergone a massive, several hundred thousand dollar renovation (inside and out), this luxury cottage is perfect for those searching for a property with historic charm coupled with all of the modern amenities and the finest of finishings.
- Absolutely no expense has been spared on this 2100 sq ft historic gem. Every surface has been lovingly renovated including climate controlled 240 sq ft detached garage/carriage house (**not included** in above sq ft).
- Expansive windows bathe every room in natural light and offer unmatched views of the lushly treed setting, pocket park, and incredible seasonal sunset views right out the dining room window (pictures don't do it justice!). Mentioned in numerous historical magazines and advertisements, the casement window mechanisms were developed for Chipmunk Cottage and them marketed world-wide (all FULLY operational – all windows and window mechanisms have been professionally serviced and maintained since 2012 purchase).
- Chipmunk Cottage is known to be one of the first "smooth coat" stucco homes in the area in the early 1920's.
- The home boasts 3 spacious bedrooms – two on the second floor and one on the newly finished lower level (which can also be used as media room, wine cellar or cozy in-law suite with private entrance).
- Each of the 3 FULL bathrooms (1 on each floor) feature high end materials/finishes (Carrera marble, custom wainscoting, designer tile, custom cabinetry, lighting, etc.). **ALL baths feature radiant heat flooring** and second floor and lower level baths feature **built-in towel warmers**.

- The perfect home for entertaining, Chipmunk Cottage offers an open, inviting and spacious layout with generous sized living room, dining room with attached den, chef's kitchen and phenomenal outdoor living/entertaining spaces.
- Brand new chef's/gourmet kitchen with custom wood cabinetry (solid wood with dovetail construction, soft close doors/drawers and upper/under cabinet lighting), huge island with premium granite, stainless steel appliances including built-in Monogram fridge w/ matching custom cabinetry panels, multiple burner gas cooktop, Delta Touch-2-0 faucet, and wi-fi enabled double convection ovens (one of which also functions as a microwave). Separate wet-bar with sink, Delta Touch-2-0 faucet, wine fridge and glass-front custom cabinetry with upper/under cabinet lighting.
- Finished lower level suite with full bath, coffered ceilings, wetbar with wine/beverage steward/fridge, Miseno faucet, ample storage closets, mechanical closet, and stacked laundry area. Can easily accommodate full-sized bed, daybed, etc. and can even accommodate up to a queen-size sofa bed (currently in place) or horizontal murphy bed for those wanting to maximize the space's functionality and floor space!!
- Exceptional detached 240 sq ft garage/carriage house has been spray-foam insulated (walls, ceiling and crawlspace to ensure weatherproofing), brand new Blueridge HVAC/mini-split for all-season climate control, and brand new electric & separate circuit breaker box installed. Water can EASILY be added for future bath and/or kitchenette (if desired). Uses are only limited by your imagination - artist studio, workshop, office, shed/man-cave, wine tasting room, guest accommodations, etc. New custom-built (and weather-tight) solid wood carriage garage doors with automated swing arm openers and remote control, new custom-built solid wood side door and windows (all weather-tight).
- Great under-home storage (off side patio) and under garage.
- Entire home/garage completely rewired (all new electrical everywhere) and new custom lighting throughout.
- New hardwoods on first floor and second floor original hardwoods refinished, lower level features luxury vinyl plank flooring with premium subfloor.
- No luxury cottage would be complete without an abundance of fireplaces (woodburning fireplace in den; new gas log kit in kitchen fireplace; new 42" electric fireplace in lower level bedroom suite/media room). All fireplaces sold as-is but 2 of 3 are brand new and the woodburning fireplace has been serviced by SmokeAlert (fireman owned chimney service/repair company) to include addition of "Heat Shield."
- Heavy custom moldings, crown, trim and wainscoting throughout.
- New tankless, high-efficiency Rinnai hot water heater and GE water filtration/water softener.
- New stacked-stone parking pad with aggregate surfacing and drainage (\$50K+).
- New premium cottage-style architectural roof with brand new *real* copper flashings, new oversized 6" gutters and downspouts with gutter guards (on both house and garage), and custom-fabricated chimney caps.
- Original stucco and wood façade completely restored and repainted.
- Incredible original stone foundation highlights the home's history, quality and timeless beauty.
- Cable/TV outlets in living room, den (wall-mounted cable/power outlets behind picture), both upstairs bedrooms (wall-mounted) and lower level bedroom suite/media room (wall-mounted).
- Extensive exterior stonework and landscaping done in incredible outdoor entertaining spaces including huge two-tiered patio, new flagstone front and rear patios/walkways/stairs, stone fireplace (upper tier) and fire-pit (lower tier). Low maintenance landscaping was thoughtfully planned keeping in mind that there are SO many other wonderful things to do in Asheville... 😊
- Enjoy seasonal sunset and downtown views and a lushly treed/landscaped neighborhood – you'll feel like you're living in a treehouse!! It's truly a one-of-a-kind property.
- Also great for those considering a condo/townhome as there are no monthly HOA fees! Note: there is an Albemarle Park Grounds Management Association that residents can join with a nominal voluntary annual donation (to help maintain some common areas and/or historic restoration – voluntary annual donations start as low as \$25 – a very inexpensive but worthwhile investment in the community!)
- Available for quick close – enjoy the incredible fall season in your new Asheville home!
- NOTE: Listing Agent is Owner.