

Land Property Client Full w/photos

60 Big Pine Road #60, Sapphire NC 28774

MLS#: 3351389	Category: Lots/Acres/Farms	Parcel ID: 8502-80-2108-000	List Price: \$6,500
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$2,000
Subdivision: Burlingame	Tax Value: \$20,000	Zoning Desc: None	
Zoning: none		Deed Reference: 711/449	
Legal Desc: S B L060 BIG PINE RD			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$2,500.00**

Land Information

Approx Acres: **0.80**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,500**
 Prop Foundation: **N/A**
 Lot Desc: **Cul-de-sac Lot, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **No**

School Information

Elem: **TC Henderson**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **N/A**
 Water: **Community Well**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Green Cert: None	HERS: None	
Comm Features: Dog Park, Playground, Recreation Area, Walking Trails		
Access: Paved Road, Private Road	Street: Paved	
Improvements: None		
Suitable Use: Residential		

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management: Burlingame POA	HOA Phone: 828-862-6436	Assoc Fee: \$1200/Annually
Proposed Spcl Assess: No	Confirm Spcl Assess:	

Remarks

Public Remarks: **Large fairly level lot owned by the Burlingame POA which manages the community. The deed restrictions require a stick build house with a minimum of 1500 square feet. It is definitely priced to sell.**

Directions: **Hwy 64 to Upper Whitewater Rd. Take first right on Big Pine Road. Lot is on the left just past Rocky Ridge Road.**

Listing Information

DOM: 1,246	CDOM: 1,246	Closed Dt: 07/09/21	Slr Contr: \$0
UC Dt: 06/16/21	DDP-End Date:	Close Price: \$2,000	LTC: 1,275



Prepared By: Billy Harris

Lot 2A Club Drive #2A, Sapphire NC 28774

MLS#: 3312400	Category: Lots/Acres/Farms	Parcel ID: 8512-00-4342-000	List Price: \$5,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$3,500
Subdivision: Burlingame	Tax Value: \$34,000	Zoning Desc: Residential	
Zoning: Res		Deed Reference: 774-74	
Legal Desc: S A L002 CLUB DRIVE			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
Can be Divided?: **No**
\$/Acres: **\$4,666.67**

Land Information

Approx Acres: **0.75**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **1,500**
Prop Foundation:
Lot Desc: **Level, Paved Frontage, Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Publicly Maint Rd: **No**

School Information

Elem: **TC Henderson**
Middle: **Rosman**
High: **Rosman**

Utility/Plan Information

Sewer: **Septic Tank, None**
Water: **Community Well**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Comm Features: **Club House, Dog Park, Golf Course, Lake, Playground, Outdoor Pool, Recreation Area, Street Lights, Walking Trails**
Access: **Paved Road, Private Road** Street: **Paved**
Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
HOA Management: **Burlingame POA** HOA Phone: Confirm Spcl Assess: **\$1200/Annually**
Proposed Spcl Assess: **No**

Remarks

Public Remarks: **Price just reduced!!!! Great opportunity to buy into one of Transylvania County's premier neighborhoods below tax value. This lot is level & ready for your new home or could be a great addition to your portfolio. Burlingame has many amenities to offer including a clubhouse, fitness center, swimming pool, golf course, driving range, croquet field & tennis courts. Come see this steal of a deal today!**
Directions: **From Brevard take 64 W toward Sapphire. Turn right into Burlingame at the main entrance and take a left on Club Drive past the guardhouse. Lot is on your left.**

Listing Information

DOM: **1,401** CDOM: **1,401** Closed Dt: **07/02/21** Slr Contr: **\$0**
UC Dt: **06/22/21** DDP-End Date: **06/22/21** Close Price: **\$3,500** LTC: **1,411**



Country Club



Pool, Fitness Center and Country ... Pool, Fitness Center and Country ...

Beautiful Golf Course

Driving Range



Croquet and Tennis Courts

Miller Park

Miller Park

Miller Falls



Dog Park

Prepared By: Billy Harris

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Lot 10 Indian Lake Road, Lake Toxaway NC 28747

MLS#: 3749220	Category: Lots/Acres/Farms	Parcel ID: 8523-47-5364-000	List Price: \$5,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$5,000
Subdivision: Indian Lake Estates	Tax Value: \$9,000	Zoning Desc:	
Zoning: None		Deed Reference: 114/604	
Legal Desc: S10 L10 Indian Lake Road			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$8,928.57**

Land Information

Approx Acres: **0.56**
 Acres Cleared:
 Acres Wooded: **0.56**
 Approx Lot Dim:
 Min Sqft To Build: **1,200**
 Prop Foundation:
 Road Frontage: **244**
 Lot Desc:

School Information

Elem: **TC Henderson**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed, None**
 Water: **Community Well**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Cul-de-sac Lot, Lake, Lake Access, Level, Paved Frontage, Private, Sloping, Stream/Creek, Trees, Wooded

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Features

Lake/Water Amenities: **Boat Slip – Community, Paddlesport Launch Site, Stationary Dock**

Fixtures Exceptions: **No**

Comm Features: **Lake**

Access: **Paved Road**

Suitable Use: **Recreational/2nd House, Residential**

Street: **Paved**

Association Information

Subject To HOA: **Required**

Subj to CCRs:

HOA Phone: **352-232-3411**

HOA Subj Dues: **Mandatory**

Proposed Spcl Assess: **No**

Confirm Spcl Assess:

Assoc Fee: **\$840/Annually**

Remarks

Public Remarks: **Level to sloping, wooded lot bordered by a small stream and a very short distance to the lake. Priced to sell and ready for new owners to build their mountain home in this wonderful lake community.**
 Directions: **From Brevard, S on 64 11 miles to R on Kim Miller, 3 miles to R on 281, L on Slick Fisher, R on Indian Lake Road, lot is across the street from 1283 Indian Lake Road.**

Listing Information

DOM: 6	CDOM: 6	Closed Dt: 07/09/21	Slr Contr: \$0
UC Dt: 06/15/21	DDP-End Date: 06/29/21	Close Price: \$5,000	LTC: 30



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Lot 7 Park Place, Brevard NC 28712

MLS#: 3708292	Category: Lots/Acres/Farms	Parcel ID: 8596-09-1189-000	List Price: \$7,500
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$7,500
Subdivision: Straus Park	Tax Value: \$70,000	Zoning Desc:	
Zoning: NMU		Deed Reference: 606	
Legal Desc: Lot 7 Park Place Straus Park			
Elevation: 2000-2500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$150,000.00**

Land Information

Approx Acres: **0.05**
 Acres Cleared: **0.05**
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Road Frontage: **34**
 Lot Desc: **Level**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Brevard**
 Middle: **Brevard**
 High: **Brevard**

Utility/Plan Information

Sewer: **None**
 Water: **None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Fixtures Exceptions: **No**
 Comm Features: **Lake, Sidewalk, Street Lights**
 Access: **Paved Road**
 Suitable Use: **Commercial**

Street:

Association Information

Subject To HOA: Required	Subj to CCRs:	HOA Subj Dues: Mandatory
HOA Management: IPM	HOA Phone:	Assoc Fee: \$770/Annually
HOA 2 Management: Park Place	HOA 2 Phone:	HOA 2 Fee: \$625/Quarterly
Proposed Spcl Assess: No	Confirm Spcl Assess:	

Remarks

Public Remarks: **Lot 7 Park Place, level lot in highly desirable neighborhood and business area. Convenient to Brevard, Asheville and surrounding areas.**
 Directions: **Hwy 64 entrance to Straus Park, first L to lot 7 on Right**

Listing Information

DOM: 120	CDOM: 120	Closed Dt: 07/07/21	Slr Contr: \$0
UC Dt: 06/03/21	DDP-End Date: 07/07/21	Close Price: \$7,500	LTC: 144



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Lot 20C&20D Half Moon Lane #20C and 20D, Brevard NC 28712

MLS#: 3188685	Category: Lots/Acres/Farms	Parcel ID: 8582-91-8949-000	List Price: \$12,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$12,000
Subdivision: Lake Hondah	Tax Value: \$48,000	Zoning Desc: None	
Zoning: none		Deed Reference: 766/314 & 766/311	
Legal Desc: PH2 S1 L20C & 20D			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
Can be Divided?: **Yes**
\$/Acres: **\$6,185.57**

Land Information

Approx Acres: **1.94**
Acres Cleared:
Acres Wooded:
Approx Lot Dim: **72x112x333x142x178x**
Min Sqft To Build: **1,200**
Prop Foundation:
Road Frontage: **524**
Lot Desc: **Creekfront, Sloping, Stream/Creek, Trees, Waterfront, Wooded**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed, None**
Water: **Well Needed, None**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**
Ownership: **Seller owned for less than one year**
Special Conditions: **None**
Publicly Maint Rd: **No**

Recent: **07/19/2021 : Sold : UCS->CLOSD**

Features

Comm Features: **Lake Access, Pond, Recreation Area**
Access: **Paved Road, Private Road**
Suitable Use: **Residential**

Street:

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
HOA Management: HOA Phone: Assoc Fee: **\$402/Annually**

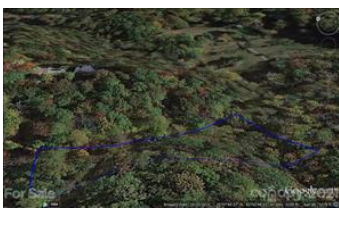
Remarks

Public Remarks: **HUGE price reduction. Priced to sell. Two lots for the price of one. Excellent build site with gentle topography. Located in quiet community with two ponds, pavilion, fire pit and outdoor BBQ area. Nestled at 3,000 ft elevation offering cool summer days. Creek runs through both lots with a combined acreage of 1.9 motivated seller!**

Directions: **From Brevard take 64 South to Right on East Fork Rd. Take left on Hondah Boulevard to right on Lakeview drive, stay straight to Tranquilite Dr. Contine to left on Half Moon Ln. Best build site is on left. Lot 20 D fronts Laurel Valley and Tranquilite Dr**

Listing Information

DOM: **1,698** CDOM: **1,698** Closed Dt: **07/16/21** Slr Contr: **\$0**
UC Dt: **02/18/21** DDP-End Date: **03/30/21** Close Price: **\$12,000** LTC: **1,855**





Prepared By: Billy Harris

00000 S Gray Fox Road #22, Rosman NC 28772

MLS#: 3718726	Category: Lots/Acres/Farms	Parcel ID: 8552-35-9682-000	List Price: \$18,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$15,500
Subdivision: GRAY FOX DEVELOPMENT	Tax Value: \$15,000	Zoning Desc:	
Zoning: None		Deed Reference: 385/708	
Legal Desc: OFF HARRY MORGAN RD S1L22			

General Information

Type: **Lot**
 Can be Divided?:
 \$/Acres: **\$6,126.48**

Land Information

Approx Acres: **2.53**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Private, Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Rosman**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **07/20/2021 : Sold : UCS->CLOSD**Features

Fixtures Exceptions: No	Street: Gravel
Access: No Gravel Road	
Suitable Use: Residential	
Subject To HOA: Required	Subj to CCRs: HOA Subj Dues:
Proposed Spcl Assess:	Confirm Spcl Assess:

Remarks

Public Remarks: **Unrestricted Land! Come take advantage of this fabulous opportunity to build on a private lot, offering multiple building sites.**
 Directions: **Take HWY 64W to LEFT on Hwy 178 into Rosman, proceed over bridge on 178 then take immediate right on Harry Morgan Rd, proceed up hill into Gray Fox Subdivision, turn LEFT on S. Gray Fox. Property is on the left at end of road.**

Listing Information

DOM: 12	CDOM: 12	Closed Dt: 07/19/21	Slr Contr: \$0
UC Dt: 04/02/21	DDP-End Date: 05/31/21	Close Price: \$15,500	LTC: 126



Prepared By: Billy Harris

21 Rocky Mountain Road #21, Lake Toxaway NC 28747

MLS#: 3648560	Category: Lots/Acres/Farms	Parcel ID: 8533-21-7253-000	List Price: \$19,500
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$18,300
Subdivision: Rocky Mountain Estates	Tax Value: \$25,000	Zoning Desc:	
Zoning: None		Deed Reference: 38/309	
Legal Desc: ROCKY MTN RD S4 L21			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acre: **\$11,730.77**

Land Information

Approx Acres: **1.56**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,350**
 Prop Foundation: **N/A**
 Lot Desc: **Long Range View, Mountain View, Private, Trees, Views, Wooded, Year Round View**

School Information

Elem: **TC Henderson**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **07/27/2021 : Sold : UCS->CLOSD**Features

Lake/Water Amenities: **None**
 Green Cert: **None**
 Fixtures Exceptions: **No**
 Access: **Privately Maintained Rd.**
 Improvements: **None**
 Suitable Use: **Residential**

HERS:

Street:

Association Information

Subject To HOA: **Required**
 HOA Management:
 Proposed Spcl Assess: **No**

Subj to CCRs:
 HOA Phone:

HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$250/Annually**

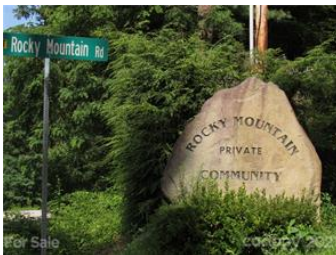
Confirm Spcl Assess:

Remarks

Public Remarks: **This (1.56 acre lot) in Rocky Mountain Estates features bold mountain views! Privately located at end of Rocky Mountain road. This lot is level and ready for you to build your dream mountain home. Easy accessible paved roads and mature hardwoods throughout development make this place very special. Expired septic permit on file. Come and see for yourself that this is the one you have been waiting for.**
 Directions: **From Hwy 64 turn right onto Kim Miller rd. Then take a right onto Rocky Mountain Rd. follow to end of road and lot starts straight ahead see sign.**

Listing Information

DOM: 259	CDOM: 604	Closed Dt: 07/27/21	Slr Contr: \$0
UC Dt: 04/22/21	DDP-End Date: 07/14/21	Close Price: \$18,300	LTC: 355



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000 Dogwood Drive #E5, Penrose NC 28766

MLS#:	3501498	Category:	Lots/Acres/Farms	Parcel ID:	9526-36-6728-000	List Price:	\$20,000
Status:	Closed	Tax Location:	Transylvania	County:	Transylvania	Sales Price:	\$18,500
Subdivision:	Dogwood Mountain Estate	Tax Value:	\$15,000	Zoning Desc:			
Zoning:	OU			Deed Reference:	704		
Legal Desc:	S E L 5 DOGWOOD DR .70						
Elevation:	3000-3500 ft. Elev.						

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acre: **\$26,428.57**

Land Information

Approx Acres: **0.70**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **900**
 Prop Foundation:
 Lot Desc: **Rolling, Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Pisgah Forest**
 Middle: **Brevard**
 High: **Brevard**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **0**

Access: **Gravel Road, Paved Road, Private Road, Privately Maintained Rd.** Street:
 Suitable Use: **Residential**

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:	Gary Clark	HOA Phone:		Assoc Fee:	\$300/Annually
Proposed Spcl Assess:	No	Confirm Spcl Assess:			

Remarks

Public Remarks: **Tranquil and scenic Carolina mountain top living is what you will find here! This .70 acre level to gentle sloping lot in private Dogwood Mountain Estates is an excellent opportunity to build your forever, or a vacation home. Underground electric is already installed throughout. Approximately 3300 ft above sea level. Located just minutes from DuPont State Forest, and the Oscar Blues Ranch as well as conveniently located close to Historic Hendersonville and Brevard. From Hendersonville South on Church Street to Kanuga Rd.--turn RIGHT. Follow Kanuga Rd. and continue straight onto Crab Creek Rd. Follow Crab Creek to Bulling Creek (just past /Staton Road/DuPont State Forest)--turn RIGHT. Follow Bulling Creek to left over bridge and up hill. Continue on Bulling Creek approximately 1.3 miles. Turn into Dogwood Mountain Estates. Go approximately 1 mile and turn right on Dogwood Trail.**

Directions:

Listing Information

DOM:	699	CDOM:	699	Closed Dt:	07/13/21	Slr Contr:	\$0
UC Dt:	04/01/21	DDP-End Date:	07/08/21	Close Price:	\$18,500	LTC:	802



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Lot 19A Tranquilite Drive #19 A, Brevard NC 28712

MLS#: 3347331	Category: Lots/Acres/Farms	Parcel ID: 8582-92-6444-000	List Price: \$25,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$20,000
Subdivision: Lake Hondah	Tax Value: \$24,000	Zoning Desc: None	
Zoning: none		Deed Reference: 368-199	
Legal Desc: TRANQUELITE DR L-19A 1.09			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$18,348.62**

Land Information

Approx Acres: **1.09**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim: **356x328x169x153**
 Min Sqft To Build: **1,200**
 Prop Foundation:
 Lot Desc: **Level, Mountain View, Sloping, Views, Winter View**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **No**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Tank, None**
 Water: **Well, None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **07/23/2021 : Sold : UCS->CLOSD**Features

Comm Features: **Lake, Pond, Recreation Area**
 Access: **Paved Road, Private Road, Privately Maintained Rd.** Street: **Paved**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Management: HOA Phone: Assoc Fee: **\$201/Annually**

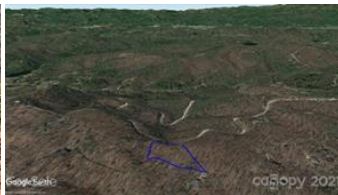
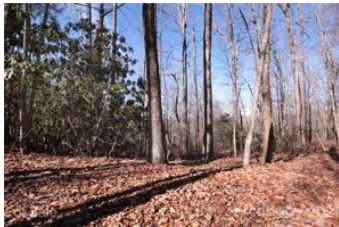
Remarks

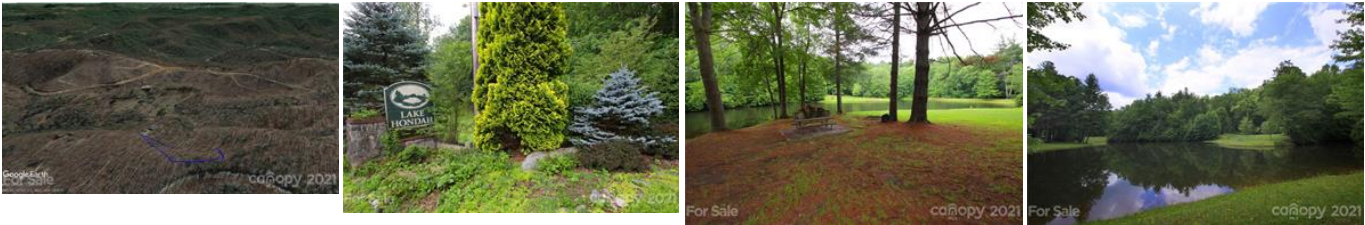
Public Remarks: **Nestled atop a beautiful mountain ridge at over 3000 ft in elevation this gently lying lot is the perfect location for your mountain retreat. Driveway is already roughed in to allow easy access to large level build site. Situated in a beautiful neighborhood with a community ponds, pavilion and BBQ area. You will love the tranquility and beauty of Lake Hondah.**

Directions: **From Brevard take 276 S. to left on East Fork Rd. Take left on Hondah Rd. to straight into Lake Hondah. Take right fork on Lake View drive. Continue straight. Lot will be on your right just before Laurel Dr.**

Listing Information

DOM: **1,267** CDOM: **1,267** Closed Dt: **07/22/21** Slr Contr: **\$0**
 UC Dt: **06/18/21** DDP-End Date: **07/06/21** Close Price: **\$20,000** LTC: **1,302**





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Lot 5 Oriole Road #5, Brevard NC 28712

MLS#: 3676539	Category: Lots/Acres/Farms	Parcel ID: 9502-04-2376-000	List Price: \$23,250
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$23,000
Subdivision: Sherwood Forest	Tax Value: \$20,000	Zoning Desc:	
Zoning: None		Deed Reference: 308/467	
Legal Desc: S K L005 ORIOLE ROAD			
Elevation: 2500-3000 ft. Elev., 3000-3500 ft. Elev.			



General Information

Type: **Lot**
Can be Divided?: **No**
\$/Acres: **\$40,350.88**

Land Information

Approx Acres: **0.57**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **1,000**
Prop Foundation:
Road Frontage: **150**
Lot Desc: **Sloping, Winter View**

Additional Information

Prop Fin: **Cash, Construction Perm Loan, Conventional**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Community Well, Tap Fee R**
Outbuildings: **No**
Dwellings: **Yes**
Bedrooms Septic:

Recent: **07/20/2021 : Sold : UCS->CLOSD**

Features

Lake/Water Amenities: **Dock - Community, Paddlesport Launch Site - Community, Stationary Dock**
Fixtures Exceptions: **No**
Comm Features: **Lake, Lake Access, Pond, Recreation Area, Tennis Court(s), Walking Trails**
Access: **Paved Road, Private Road, Privately Maintained Rd.** Street: **Paved**
Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues:
HOA Management: HOA Phone: Assoc Fee: **\$559/Annually**
HOA Email: **info@sherwoodforestnc.com** HOA 2 Email:

Remarks

Public Remarks: **Private lot on a quiet street with winter views towards the community Green Space area and Tarheel Lake. Excellent Western and Southern Sun exposure would make an ideal Mountain retreat. Property has access to the community water system. Sherwood Forest is comprised of over 1,000 acres with amenities such as hiking trails, green space, 5 lakes, swimming pool and tennis.**
Directions: **From Brevard take 276 South right onto Cardinal Rd, second Sherwood Forest entrance, follow to intersection with Oriole, make a right the lot will be on your left and is marked with white and blue flagging tape.**

Listing Information

DOM: **144** CDOM: **144** Closed Dt: **07/19/21** Slr Contr: **\$0**
UC Dt: **03/19/21** DDP-End Date: **05/14/21** Close Price: **\$23,000** LTC: **265**





Prepared By: Billy Harris

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TBD Eastatoo Gap Road #10, Rosman NC 28772

MLS#: 3697263	Category: Lots/Acres/Farms	Parcel ID: 8551-91-8480-000	List Price: \$37,500
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$37,000
Subdivision: Eastatoo Gap	Tax Value: \$31,500	Zoning Desc:	
Zoning: NONE		Deed Reference: 438/430	
Legal Desc: LT 10 EASTATOO GAP RD			
Elevation: 2500-3000 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$13,464.34**

Land Information

Approx Acres: **2.75**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,200**
 Prop Foundation: **N/A**
 Lot Desc: **Level, Long Range View, Mountain View, Sloping, Steep, Trees, Views, Winter View, Wooded**

School Information

Elem: **Rosman**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Installed**
 Water: **Well Installed, Other-see M**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **3**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Features

Lake/Water Amenities: **None**
 Green Cert: **None**
 Fixtures Exceptions: **No**
 Comm Features: **None**
 Exterior Feat: **Underground Power Lines**
 Access: **Gravel Road**
 Improvements: **Other**
 Suitable Use: **Recreational/2nd House, Residential**

HERS:

Street:

Association Information

Subject To HOA: **Required**
 HOA Management: **Karen Freshley-President**
 HOA Email: **kcfreshley@gmail.com**
 Proposed Spcl Assess: **No**
 Subj to CCRs:
 HOA Phone:
 HOA 2 Email:
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$250/Annually**

Confirm Spcl Assess:

Remarks

Public Remarks: **Are you ready to build your mountain dream home because this property definitely is! As you venture through the beautifully desirable and lightly restricted neighborhood of Eastatoo Gap Mountain Estates, you will find Lot #10 is right at the corner of Eastatoo Gap Road and South View Lane, and it is ready to go! With a driveway to the build site, underground power on site, a 3BR septic installed, and a well in place, bring your plans and take advantage of this turn key +/-2.74 acre property! Listen to the stream below as you take in the long-range winter views and the privacy you have been searching for. At this price point, you will be hard pressed to find a better property!**

Directions: **From downtown Brevard, travel US-64 West toward Rosman. Turn left onto US-178 South. Turn Right onto Main Street. Turn Right onto US-178 South/Chestnut Street. Travel to Babb Road on the Right. Take a left onto Nancy Mountain Road. Turn left into Eastatoo Gap Estates. Take a left at the first stop sign. Continue straight past the 3 homes on the right. Follow Eastatoo Gap down the hill to the right, just past the home with the iron gate. Arrive at the corner of South View and Eastatoo Gap.**

Listing Information

DOM: **114** CDOM: **114** Closed Dt: **07/02/21** Slr Contr: **\$0**
 UC Dt: **05/16/21** DDP-End Date: **06/14/21** Close Price: **\$37,000** LTC: **173**



Well Info





Long-Range Winter Views



Excellent Topo

Level Build Site



Property From the Driveway

Underground Power at Site

Mountain Views



Level Build Site

Location

Driveway and Build Site In Place

Flat Build Site



Mountains in the Distance

Driveway

Beautiful Envelope

Knoll/Flat Sections



Location

Private Setting

Ready to Go!

Driveway



Private

Gently Sloping Near Well

Well

Prepared By: Billy Harris

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L005 Club Colony Lane, Lake Toxaway NC 28747

MLS#: 3704161	Category: Lots/Acres/Farms	Parcel ID: 8512-87-5185-000	List Price: \$49,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$45,000
Subdivision: Lake Toxaway Estates	Tax Value: \$92,000	Zoning Desc:	
Zoning: Res		Deed Reference: 130/953	
Legal Desc: L005 Club Colony Lane			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acre: **\$35,156.25**

Land Information

Approx Acres: **1.28**
 Acres Cleared:
 Acres Wooded: **1.28**
 Approx Lot Dim:
 Min Sqft To Build: **1,500**
 Prop Foundation:
 Road Frontage: **284**
 Lot Desc: **Mountain View, Paved Frontage, Sloping, Trees, Views, Winter View, Wooded**

School Information

Elem: **TC Henderson**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Community Well**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Construction Perm Loan, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **07/30/2021 : Sold : UCS->CLOSD**Features

Fixtures Exceptions: **No**
 Comm Features: **Club House, Fitness Center, Golf Course, Lake, Playground, Recreation Area**
 Access: **Paved Road, Privately Maintained Rd.** Street: **Paved**
 Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: Required	Subj to CCRs:	HOA Subj Dues: Mandatory
HOA Management: LTCA	HOA Phone: 828-966-9453	Assoc Fee: \$1468/Annually
HOA 2 Management: Club Colony	HOA 2 Phone:	HOA 2 Fee: \$350/Annually
Proposed Spcl Assess: No	Confirm Spcl Assess:	

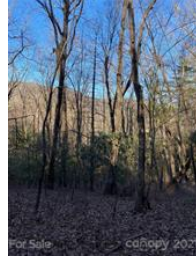
Remarks

Public Remarks: **PRICE REDUCTION! The only available lot for sale on Club Colony Lane in Lake Toxaway Estates! And priced below tax value. Lot has short range mountain views and access to the many amenities available in Lake Toxaway Estates with HOA membership. Build you dream mountain residence in exquisite Lake Toxaway, NC.**
 Directions: **From Brevard, take 64 to R on West Club Blvd, straight on Chestnut Trace, R on Fairway Drive, R on Cherokee Trace, follow Cherokee Trace to R on Club Colony. Lot is directly across from 93 Club Colony Lane.**

Listing Information

DOM: 143	CDOM: 143	Closed Dt: 07/23/21	Slr Contr: \$0
UC Dt: 06/23/21	DDP-End Date: 07/12/21	Close Price: \$45,000	LTC: 171





Prepared By: Billy Harris

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45 Hawk Mountain Road, Lake Toxaway NC 28747

MLS#: 3645182	Category: Lots/Acres/Farms	Parcel ID: 5523-20-4519-000	List Price: \$69,900
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$47,500
Subdivision: Lake Toxaway Estates	Tax Value: \$161,500	Zoning Desc:	
Zoning: none		Deed Reference: 670/145	
Legal Desc: L045 Hawk Mountain Rd			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?:
 \$/Acre: **\$47,979.80**

Land Information

Approx Acres: **0.99**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **2,500**
 Prop Foundation:
 Lot Desc: **Long Range View, Mountain View**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **TC Henderson**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **N/A**
 Water: **None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Lake/Water Amenities: **Boat Ramp – Community, Dock - Community**
 Fixtures Exceptions: **No**
 Comm Features: **Lake Access**
 Suitable Use: **Residential**

Association Information

Subject To HOA: Required	Subj to CCRs:	HOA Subj Dues: Mandatory
HOA Management: LTCA	HOA Phone: 828-966-9453	Assoc Fee: \$1494/Annually
Proposed Spcl Assess: No	Confirm Spcl Assess:	

Remarks

Public Remarks: **Build your dream home in Lake Toxaway Estates on this quiet, peaceful lot on Hawk Mountain at the end of Quartz Mine. Beautiful natives grace the land offered well below assessed value. Enjoy cool summers in beautiful Lake Toxaway. Some of the amenities require membership to Lake Toxaway Country Club through application.**

Directions: **Follow Hwy 64, turn onto Hwy 281 N. Turn left onto Cold Mountain Road and follow around turning right onto Moltz Railroad Drive. Follow up to right hand turn onto Quartz Mine Road. Follow Quartz Mine to the end. Lot 45 is on the left.**

Listing Information

DOM: 334	CDOM: 334	Closed Dt: 07/09/21	Slr Contr: \$0
UC Dt: 06/18/21	DDP-End Date: 07/05/21	Close Price: \$47,500	LTC: 352



Prepared By: Billy Harris

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TBD Opossum Path, Brevard NC 28712

MLS#: 3761489	Category: Lots/Acres/Farms	Parcel ID: 9502-14-2641-000	List Price: \$49,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$48,000
Subdivision: Sherwood Forest	Tax Value: \$40,000	Zoning Desc:	
Zoning: R-1		Deed Reference: 432/391	
Legal Desc: OPOSSOM PATH SEC-K L-16			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: **Lot**
 Can be Divided?:
 \$/Acre: **\$45,714.29**

Land Information

Approx Acres: **1.05**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,000**
 Prop Foundation:
 Lot Desc: **Level, Wooded**

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Brevard**
 Middle: **Brevard**
 High: **Brevard**

Utility/Plan Information

Sewer: **Community Sewer**
 Water: **Community Well, Well Need**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **07/28/2021 : Sold : UCNS->CLOSD**

Features

Fixtures Exceptions: **No**
 Comm Features: **Golf Course, Lake Access, Outdoor Pool, Walking Trails**
 Access: **State Highway** Street: **Paved**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**
 HOA Management: HOA Phone: Assoc Fee: **\$559/Annually**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **SHERWOOD FOREST. Lovely, gently rolling, level, easy build lot. Wooded ... private. Amenities include 5 pristine lakes, for swimming, canoe and kayaking, paddle boats , 25+hiking trails, tennis courts, swimming pool, golf course.**
 Directions: **From Brevard, 276S to Sherwood Forest, 2nd entrance on right, Cardinal Road, Follow Cardinal all the way to the end, the road will bend in sections. at the end of Cardinal road, turn Left on Feedrock go .4 miles to Opossum Path to end of road, 3rd lot on left, see sign**

Listing Information

DOM: **5** CDOM: **5** Closed Dt: **07/28/21** Slr Contr: **\$0**
 UC Dt: **07/17/21** DDP-End Date: **07/21/21** Close Price: **\$48,000** LTC: **16**



Prepared By: Billy Harris

Lot 5C Toxaway Falls Drive #5C, Lake Toxaway NC 28747

MLS#:	3737585	Category:	Lots/Acres/Farms	Parcel ID:	8522-42-2550-000	List Price:	\$86,000
Status:	Closed	Tax Location:	Transylvania	County:	Transylvania	Sales Price:	\$70,000
Subdivision:	Toxaway Falls	Tax Value:	\$80,000	Zoning Desc:			
Zoning:	None			Deed Reference:	511/189		
Legal Desc:	L5-C TOXAWAY FALLS DR.						
Elevation:	2500-3000 ft. Elev.						



General Information

Type: **Lot**
Can be Divided?: **No**
\$/Acres: **\$28,571.43**

Land Information

Approx Acres: **2.45**
Acres Cleared:
Acres Wooded:
Approx Lot Dim: **2.45**
Min Sqft To Build: **900**
Prop Foundation: **N/A**
Road Frontage: **250**
Lot Desc: **Paved Frontage, Wooded**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Utility/Plan Information

Sewer: **N/A**
Water: **None**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Additional Information

Prop Fin:
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Features

Waterbody Name: **Toxaway River**
Green Cert: **None**
Fixtures Exceptions: **No**
Comm Features: **Outdoor Pool**
Access: **Paved Road, State Highway, US Highway**
Suitable Use: **Commercial, Residential**

HERS:
Street: **Paved**

Association Information

Subject To HOA: **Required**
HOA Management: **Toxaway Falls POA**
Proposed Spcl Assess: **No**

Subj to CCRs:
HOA Phone:
Confirm Spcl Assess:

HOA Subj Dues: **Mandatory**
Assoc Fee: **\$166/Annually**

Remarks

Public Remarks: **This lot provides highly desired Hwy 64 road frontage. It is close to multiply restaurants and shops near Toxaway Falls and is a short drive to all the area waterfalls and hiking trails. The opportunities are endless.**
Directions: **From Highway 64, turn into Falls Cafe follow road to a hard right and stay on Toxaway Falls drive past the shops. Lot is on the right, straight up the hill. Connects to the old Reiman's store area.**

Listing Information

DOM: **6**
UC Dt: **05/11/21**

CDOM: **6**
DDP-End Date: **06/10/21**

Closed Dt: **07/08/21**
Close Price: **\$70,000**

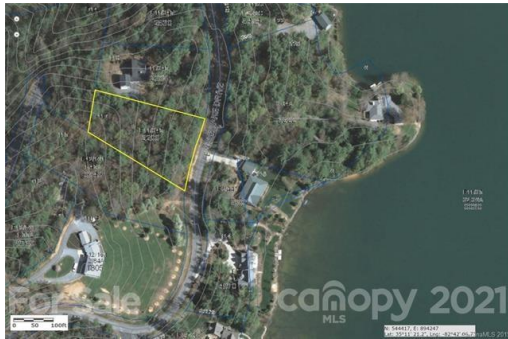
Slr Contr: **\$0**
LTC: **62**



Prepared By: Billy Harris

TBD Eagle Lake Drive #117, Brevard NC 28712

MLS#: 3586593	Category: Lots/Acres/Farms	Parcel ID: 8594-44-2200-000	List Price: \$109,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$100,000
Subdivision: Eagle Lake	Tax Value: \$70,000	Zoning Desc:	
Zoning: res		Deed Reference: 414-777	
Legal Desc: Lot 117 EAGLE LAKE DRIVE			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
Can be Divided?: **No**
\$/Acre: **\$98,039.22**

Land Information

Approx Acres: **1.02**
Acres Cleared:
Acres Wooded: **1.02**
Approx Lot Dim: **44,431**
Min Sqft To Build: **1,500**
Prop Foundation:

Lot Desc:

Lake Access, Level, Mountain View, Paved Frontage, Trees, Wooded, Year Round View

Additional Information

Prop Fin: **Cash, Conventional, Owner Financing**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Brevard**
Middle: **Brown**
High: **Brevard**

Utility/Plan Information

Sewer: **None**
Water: **Well Needed**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Comm Features: **Lake, Lake Access, Playground, Recreation Area**
Access: **Private Road** Street:
Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues:
HOA Management: Assoc Fee: **\$1400/Annually**
Proposed Spcl Assess: Confirm Spcl Assess: **\$2500 impact fe**

Remarks

Public Remarks: **Wooded Serenity- Eagle Lake is a hidden Gem, just 5 miles to downtown Brevard. This lot, along with adjacent lot #115 ;two last remaining lots closest to the water. In a pristine setting, this land awaits your plans to build your dream home or a fabulous vacation get-away. Great neighbors, great neighborhood and great location. Eagle Lake amenities include 30 acre trout lake, fishing, swimming area, dock, beach, and bath house. Horses are allowed. Perfect for a private mountain paradise! Seller is related to listing agent.**
Directions: **At the intersection in the center of Brevard, (North Broad St and east Main street), take a left onto east Main or US276 S/E Main st. Follow US 276 for 2.4 miles. Take a left onto Becky Mountain Rd and follow it 2.8 miles until you see the entrance for Eagle Lake Drive. Continue past the little building housing mailboxes, following Eagle Lake drive a until the For Sale sign on your left. Lot is on your left. GO and Show anytime!**

Listing Information

DOM: **473** CDOM: **2,653** Closed Dt: **07/05/21** Slr Contr: **\$0**
UC Dt: **05/25/21** DDP-End Date: **07/12/21** Close Price: **\$100,000** LTC: **524**



Land lays fairly flat, with a gentle ...

Great natural light! Land lays flat,...



Easy access to the road. This be... For residents and their invited gu... Wildlife is abundant in a pristine n...



Canoes, kyacks, row and sail boat... Eagle Lake- Perched atop Becky ... Eagle Lake- Perched atop Becky ...

Prepared By: Billy Harris

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28 Open Ridge Trail #28, Pisgah Forest NC 28768

MLS#:	3142655	Category:	Lots/Acres/Farms	Parcel ID:	8596-94-4240-000	List Price:	\$105,000
Status:	Closed	Tax Location:	Transylvania	County:	Transylvania	Sales Price:	\$100,000
Subdivision:	Poplar Crest	Tax Value:	\$100,000	Zoning Desc:	None		
Zoning:	none			Deed Reference:	376/420		
Legal Desc:	PH I L28 POPLAR CREST DR .94						
Elevation:	2000-2500 ft. Elev.						



General Information

Type: **Lot**
Can be Divided?:
\$/Acres: **\$106,382.98**

Land Information

Approx Acres: **0.94**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **1,600**
Prop Foundation:

Lot Desc:

Corner Lot, Level, Mountain View, Paved Frontage, Rolling, Sloping, Trees, Winter View, Wooded

Additional Information

Prop Fin: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**

School Information

Elem: **Pisgah Forest**
Middle: **Brevard**
High: **Brevard**

Utility/Plan Information

Sewer: **Septic Tank, None**
Water: **Well, None**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Comm Features: **Pond, Walking Trails**
Access: **Private Road, State Road**

Street:
Association Information

Subject To HOA: **Required**
HOA Management:

Subj to CCRs: **Yes**
HOA Phone:

HOA Subj Dues: **Mandatory**
Assoc Fee: **\$250/Annually**

Remarks

Public Remarks: **Established neighborhood only 5 mins from Brevard and Pisgah National Forest. A nature lovers retreat with community ponds, trail and only 40 lots in an 80 acre community. Level wooded lot full of native rhododendron, ferns and mtn laurel, 15 mins from DuPont State Forest. Walking distance to French Broad River Access and the potential Rails to Trails project-Ecusta Trail Ask about our pre-construction offerings and owner financing on lots.**
Directions: **From downtown Brevard, Hwy 64 East/276, merge right, Old Hwy 64 just past Ingles Grocery. Right on Everett Road to right on Poplar Lane. Left on Poplar Crest Dr, Right on Open Ridge Trail the lot is on the left of the cul-de-sac.**

Listing Information

DOM:	1,861	CDOM:	1,861	Closed Dt:	07/02/21	Slr Contr:	\$0
UC Dt:	03/18/21	DDP-End Date:	06/06/21	Close Price:	\$100,000	LTC:	1,985

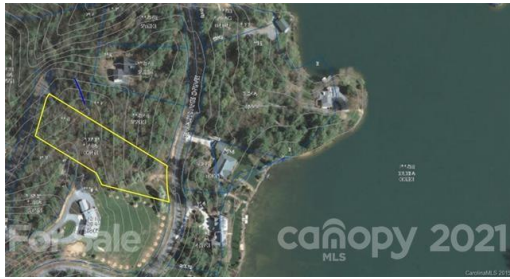




Prepared By: Billy Harris

TBD Eagle Lake Drive #115, Brevard NC 28712

MLS#: 3586603	Category: Lots/Acres/Farms	Parcel ID: 8594-44-0049-000	List Price: \$129,900
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$120,000
Subdivision: Eagle Lake	Tax Value: \$85,000	Zoning Desc: 428-138	
Zoning: Res			
Legal Desc: L115 EAGLE LAKE DRIVE 1.45			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
Can be Divided?: **No**
\$/Acres: **\$92,307.69**

Land Information

Approx Acres: **1.30**
Acres Cleared:
Acres Wooded: **1.30**
Approx Lot Dim: **56,628**
Min Sqft To Build: **1,500**
Prop Foundation:

Lot Desc:

Lake Access, Level, Mountain View, Paved Frontage, Trees, Wooded, Year Round View

Additional Information

Prop Fin: **Cash, Conventional, Owner Financing**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Brevard**
Middle: **Brevard**
High: **Brevard**

Utility/Plan Information

Sewer: **None**
Water: **None**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Comm Features: **Lake, Lake Access, Playground, Recreation Area, Walking Trails**
Access: **Private Road**
Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: **Required**
HOA Management:
Proposed Spcl Assess: **Subj to CCRs:**
HOA Phone: **HOA Subj Dues:**
Confirm Spcl Assess: **Assoc Fee: \$1400/Annually**
\$2500 impact fe

Remarks

Public Remarks: **In a pristine setting, this land awaits your plans to build your dream home or a fabulous vacation get-away. Great location. Awesome neighbors. Eagle Lake amenities include 30 acre trout lake, w/fishing, swimming, a cool pavilion, dock, beach & bath house. Perfect for a private mountain paradise! Wooded Serenity- Eagle Lake is a hidden Gem, just 5 miles to downtown Brevard. Seller is related to the Realtor.**
Directions: **At the intersection in the center of Brevard, (North Broad St and east Main street), take a left onto east Main or US276 S/E Main st. Follow US 276 for 2.4 miles. Take a left onto Becky Mountain Rd and follow it 2.8 miles until you see the entrance for Eagle Lake Drive. Continue past the little building housing mailboxes, following Eagle Lake drive a until the For Sale sign on your left. Lot is on your left. GO and Show anytime**

Listing Information

DOM: **506**
UC Dt: **06/16/21**
CDOM: **2,686**
DDP-End Date: **07/12/21**
Closed Dt: **07/05/21**
Close Price: **\$120,000**
Slr Contr: **\$0**
LTC: **524**



Prepared By: Billy Harris

M24 Elk Mountain Trail, Brevard NC 28712

MLS#: 3385637	Category: Lots/Acres/Farms	Parcel ID: 8587-71-8753-000	List Price: \$175,000
Status: Closed	Tax Location: Brevard	County: Transylvania	Sales Price: \$160,000
Subdivision: Straus Park	Tax Value: \$280,000	Zoning Desc: 367-448	
Zoning: R-1			
Legal Desc: M24R MOUNTAINSIDE HOMES .			
Elevation: 2000-2500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$108,108.11**

Land Information

Approx Acres: **1.48**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,800**
 Prop Foundation:

Lot Desc: **Mountain View, Long Range View, Sloping, Views, Wooded, Year Round View**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer, Other-see Media**
 Water: **City Water, Other-see Media**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Comm Features: **Lake, Lake Access, Outdoor Pool, Street Lights, Tennis Court(s), Walking Trails**
 Access: **City Street, Paved Road**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required**
 HOA Management: **IPM Arden**
 Subj to CCRs: **Yes**
 HOA Phone:
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$700/Annually**

Remarks

Public Remarks: **One of Straus Parks highest elevation view lots, enjoy panoramic long range views from this easy build lot. Straus Park is Brevard's premier community with pool, lake, clubhouse, community garden and hiking trails. Nice southern exposure.**
 Directions: **Highway 64 to Straus Park past the tennis courts onto Pine Mountain trail follow to right on Elk Mountain homesite on the right at the top of the slope before the city water tower.**

Listing Information

DOM: **951**
 UC Dt: **05/11/21**
 CDOM: **951**
 DDP-End Date: **06/11/21**
 Closed Dt: **07/06/21**
 Close Price: **\$160,000**
 Slr Contr: **\$0**
 LTC: **1,163**





Prepared By: Billy Harris

4400 Pickens Highway, Rosman NC 28772-2877

MLS#: 3537326	Category: Lots/Acres/Farms	Parcel ID: 8561-14-2483-000	List Price: \$181,500
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$165,000
Subdivision: None	Tax Value: \$211,420	Zoning Desc:	
Zoning: None		Deed Reference: 291/47	
Legal Desc: JCT US 178 & SR 1141 .			
Elevation: 2500-3000 ft. Elev.			

General Information

Type: **Yes**
 Can be Divided?: **Yes**
 \$/Acre: **\$5,000.00**

Land Information

Approx Acres: **33.00**
 Acres Cleared:
 Acres Wooded: **33.00**
 Approx Lot Dim:
 Min Sqft To Build:
 Prop Foundation:
 Road Frontage: **2,000**
 Lot Desc:

School Information

Elem: **Rosman**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **07/30/2021 : Sold : UCS->CLOSD**Features

Lake/Water Amenities: **None**
 Comm Features: **None**
 Access: **Privately Maintained Rd., State Highway** Street:
 Suitable Use: **Residential**

Association Information

Subject To HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **This (33 acre) totally unrestricted large piece of property has endless potential. Property features gorgeous mountain views, multiple bold creeks running through property and 2 or more rushing WATERFALLS! What more could you ask for! Also listed under tax value making this property a rare jewel. Conveniently located off of Hwy 178 with highway road frontage! With only a 15 minutes drive to downtown Brevard or 45 minute commute to GSP airport makes this property very attractive. Come see this one of a kind acreage here in the beautiful mountains of Western North Carolina! Your private paradise awaits! Additional PIN# 8561-14-5895**

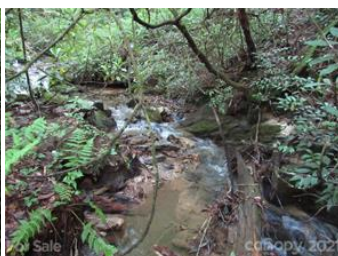
Directions: **From Brevard, take Hwy 178 follow through Rosman and turn right at red light in front of Jarrett's store and follow 178 for a few miles and property is just past Line Runner Ridge entrance on right side of road. Look for signs.**

Listing Information

DOM: **626** CDOM: **626** Closed Dt: **07/29/21** Slr Contr: **\$0**
 UC Dt: **04/29/21** DDP-End Date: **07/21/21** Close Price: **\$165,000** LTC: **722**



One of the bold creeks on property!



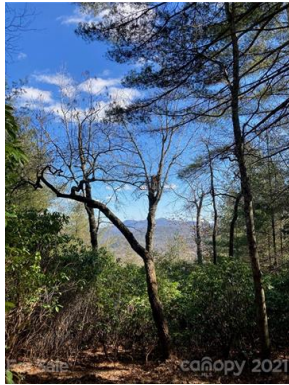
Another waterfall mirrors the first...

Prepared By: Billy Harris

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Lot 18-R Hawkins Hollow Road #18-R, Pisgah Forest NC 28768

MLS#: 3701803	Category: Lots/Acres/Farms	Parcel ID: 9505-79-0461-000	List Price: \$189,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$168,000
Subdivision: The Reserve	Tax Value: \$131,220	Zoning Desc: 404/454	
Zoning: NONE			
Legal Desc: LT 18R RESERVE-HART RD			
Elevation: 2500-3000 ft. Elev.			

General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acre: **\$13,829.44**

Land Information

Approx Acres: **12.15**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,800**
 Prop Foundation:

Lot Desc:

Creekfront, Long Range View, Mountain View, Natural Waterfall, Private, Stream/Creek, Winter View, Wooded

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Lake/Water Amenities: **None**
 Fixtures Exceptions: **No**
 Access: **Privately Maintained Rd.**
 Suitable Use: **Private Estate, Residential**

Street:

Association Information

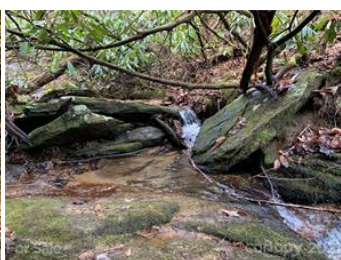
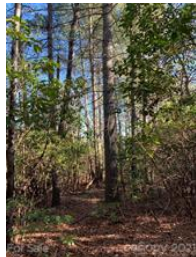
Subject To HOA: **Required**
 HOA Management:
 Proposed Spcl Assess: **No**
 Subj to CCRs:
 HOA Phone:
 Confirm Spcl Assess:
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$1200/Annually**

Remarks

Public Remarks: **Beautiful ridge-top mountain property in a prime location. Be in downtown Brevard, Pisgah National Forest or Dupont State Forest in just 20 minutes! This 12+ acre retreat has a great home site with potential for long-range Southeastern views over the Little River Valley and beyond. A stream cascades along the property line, navigating several small waterfalls on its way down. Please see C&Rs for details on architectural review and impact fees.**
 Directions: **Wilson Road to Williamson Creek left on Kentwood Lane right into the Reserve to right on East Earle to right on Hawkins Hollow lot on the left see sign**

Listing Information

DOM: **111**
 UC Dt: **05/14/21**
 CDOM: **600**
 DDP-End Date: **06/22/21**
 Closed Dt: **07/01/21**
 Close Price: **\$168,000**
 Slr Contr: **\$0**
 LTC: **156**





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208 Gladiola Drive, Pisgah Forest NC 28768

MLS#: 3740428	Category: Lots/Acres/Farms	Parcel ID: 9506-46-4411-000	List Price: \$179,900
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$174,000
Subdivision: Thomas Woods	Tax Value: \$62,500	Zoning Desc:	
Zoning: None		Deed Reference: 809-551	
Legal Desc: GLADIOLA DR A-208			
Elevation: 2000-2500 ft. Elev.			



General Information

Type: **Acreage**
Can be Divided?:
\$/Acre: **\$24,751.07**

Land Information

Approx Acres: **7.03**
Acres Cleared: **0.50**
Acres Wooded: **6.50**
Approx Lot Dim:
Min Sqft To Build: **1,100**
Prop Foundation:
Lot Desc: **Basement, Block, Concrete, Crawl Space, Slab**
Long Range View, Mountain View, Paved Frontage, Stream/Creek, Trees, Views

Additional Information

Prop Fin: **Cash**
Transaction Type: **For Sale**
Ownership: **Seller owned for less than one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Pisgah Forest**
Middle: **Brevard**
High: **Brevard**

Utility/Plan Information

Sewer: **Other-see Media/Remarks**
Water: **Other-see Media/Remarks**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Recent: **07/30/2021 : Sold : UCS->CLOSED**

Features

Fixtures Exceptions: **No**
Access: **Paved Road, State Road**
Suitable Use: **Residential**

Street:

Association Information

Subject To HOA: **Required**
HOA Management:
Proposed Spcl Assess: **No**
Subj to CCRs:
HOA Phone:
Confirm Spcl Assess:
HOA Subj Dues: **Mandatory**
Assoc Fee: **\$30/Annually**

Remarks

Public Remarks: **Located minutes from both DuPont State Park and Pisgah National Forest. This piece of property has multiple build spots. With an active septic permit, the bottom side of the property is already cleared with a gravel driveway leading to the build spot. The upper end of the property offers a more scenic view with some land clearing. There are seasoned trails spread throughout the property for walking or even biking. The stream acts as a natural buffer between both portions of the property. Conveniently located bridge allows quick access from the "build site" to the camping area.**

Directions: **From Brevard take Old Hendersonville Highway to Everett Farm Road. Take a right into Thomas Woods, and then a right into Gladiola Drive. Property is then on the left, there is a gravel spot to park on the left side of the road.**

Listing Information

DOM: **39** CDOM: **39** Closed Dt: **07/28/21** Slr Contr: **\$0**
UC Dt: **06/11/21** DDP-End Date: **07/21/21** Close Price: **\$174,000** LTC: **72**





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TBD US Highway 64 Highway, Rosman NC 28772

MLS#: 3640800	Category: Lots/Acres/Farms	Parcel ID: 8552-79-0857-000	List Price: \$225,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$175,000
Subdivision: None	Tax Value: \$66,000	Zoning Desc: 452/479-480	
Zoning: None		Deed Reference: 452/479-480	
Legal Desc: DB452/479-480			
Elevation: 2000-2500 ft. Elev.			



General Information

Type: **Unimproved Commercial**
 Can be Divided?: **Yes**
 \$/Acres: **\$224,358.97**

Land Information

Approx Acres: **0.78**
 Acres Cleared: **0.78**
 Acres Wooded:
 Approx Lot Dim: **284x211x36x259**
 Min Sqft To Build: **0**
 Prop Foundation:
 Road Frontage: **284**
 Lot Desc: **City View, Cleared, Corner Lot**

School Information

Elem: **Rosman**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **1031 Like-Kind Exchange, Cash, Construction Perm Loan, Conventior**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**
 Additional Parcels: **8552-79-1787-000**

Recent: **07/30/2021 : Sold : UCS->CLOSD**

Features

Fixtures Exceptions: **No**
 Exterior Feat: **Other - See Media/Remarks**
 Access: **City Street, Interstate 1 mi or less, US Highway** Street: **Paved**
 Suitable Use: **Multi-Family, Residential, Other - See Media/Remarks**
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:
 Proposed Spcl Assess: **No** Confirm Spcl Assess: **Remarks**

Public Remarks: **Commercial location in the heart of Rosman located at the junction of Pickens Highway and Main Street. Currently there are hook ups for 4 mobile homes. Would also be ideal for retail or condos. (Mobile homes on property DO NOT CONVEY).**
 Directions: **Hwy 64 (Rosman Highway) to left into Rosman on Pickens Highway. Property is at the junction of Pickens Highway and Main Street. See sign.**

Listing Information

DOM: **320** CDOM: **320** Closed Dt: **07/30/21** Slr Contr: **\$0**
 UC Dt: **06/08/21** DDP-End Date: **08/31/21** Close Price: **\$175,000** LTC: **371**



10 Red Maple Lane #10, Pisgah Forest NC 28768

MLS#: 3597213	Category: Lots/Acres/Farms	Parcel ID: 9505-50-8620-000	List Price: \$209,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$200,000
Subdivision: Sylvan Habitat	Tax Value: \$160,000	Zoning Desc:	
Zoning: NONE		Deed Reference: 719/844	
Legal Desc: 10.55 acres on Red Maple Lane in Sylvan Habitat Community			
Elevation: 2500-3000 ft. Elev.			

General Information

Type: **No**
 Can be Divided?: **No**
 \$/Acre: **\$18,957.35**

Land Information

Approx Acres: **10.55**
 Acres Cleared: **0.56**
 Acres Wooded: **10.00**
 Approx Lot Dim: **10.55 Acres**
 Min Sqft To Build: **2,000**
 Prop Foundation: **Basement, Crawl Space, Slab, Other - See Media/Remarks, N/A**
 Road Frontage: **500**

Lot Desc:

Level, Long Range View, Mountain View, Paved Frontage, Private, Rolling, Sloping, Trees, Views, Winter View, Wooded, Year Round View

School Information

Elem: **Pisgah Forest**
 Middle: **Brevard**
 High: **Brevard**

Utility/Plan Information

Sewer: **Septic Installed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **07/21/2021 : Sold : UCS->CLOSD**Features

Fixtures Exceptions: **No**
 Comm Features: **Equestrian Trails, Picnic Area, Recreation Area, Walking Trails, Other**
 Exterior Feat: **Underground Power Lines, Other - See Media/Remarks**
 Access: **Paved Road, Private Road, Privately Maintained Rd., State Road** Street: **Paved**
 Improvements: **Other, None**
 Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**
 HOA Management: HOA Phone: Assoc Fee: **\$850/Annually**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Sylvan Habitat is a conservation community with over 8 miles of trails that enter directly into the DuPont State Park. Bike, Hike, Walk, ride a horse for miles of nature. Sylvan is only 8 miles to downtown Brevard and consists of paved roads, trails, parks and the best of all quality homes. Over 30 have been built. This site offers potential for not only the main house of a minimum of 2000 square feet but guest homes are allowed as well. Camp 10 in Sylvan Habitat consists of 10.55 private acres & a driveway to house site already been built. Camp 10 offers great views as can be seen by the photos with views and a private homesite that can be from a crawl space home to a walkout a basement house plan. Sylvan Habitat consists of only 44 home sites on 555 acres, 8+ miles of multiuse & equestrian trails lead into the DuPont State Forest. The quality of the homes built will impress you! Camp 10 offers an excellent Guest homes site. Level driveway is already built. Underground power at site.**

Directions: **From Brevard Courthouse take Main Street Hwy 276 towards Cedar Mountain 7/10 ml, left at light at Elm Bend, 1.2 ml to left on Wilson Rd, to 1st right on Williamson Creek, 2.2 mile, straight on Cherrywood 1.3 miles, left into Sylvan Habitat, left on Firefly, left on Red Maple, Camp 10 on left.**

Listing Information

DOM: **375** CDOM: **2,433** Closed Dt: **07/21/21** Slr Contr: **\$0**
 UC Dt: **03/21/21** DDP-End Date: **05/21/21** Close Price: **\$200,000** LTC: **497**



More Views



Drive to house site



Level driveway already built



Fantastic build site



Views over Sylvan



Natural landscaping



Gentle topography



Drive from build site back to Red ...



Drive entry off Red Maple



Level build site



Private



Gentle build site and guest homes...



Aerial



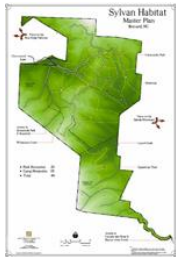
Tax Map



Bike, walk, hike or equestrian trail...



Entry sign



Master Plan



Master plan lot layout with topo



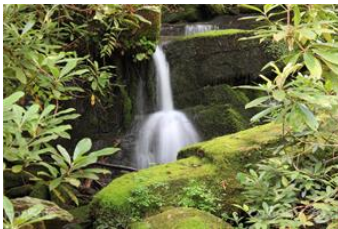
Community Park and bathrooms



Park



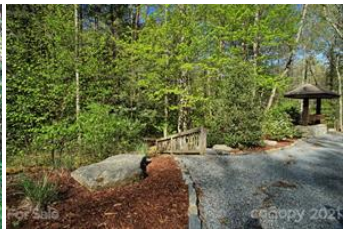
Drive to Park and trail entry



One of many waterfalls on 8 miles...



Trails to waterfalls



Trail Head at Mail Boxes



Rock outcroppings



Underground Utilities



GIS aerial



Trail Head at Mail Boxes

Prepared By: Billy Harris

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625 Old Powell Road, Brevard NC 28712

MLS#: 3675341	Category: Lots/Acres/Farms	Parcel ID: 8561-93-6922-000	List Price: \$255,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$255,000
Subdivision:	Tax Value: \$558,140	Zoning Desc:	
Zoning: None		Deed Reference: 638-318	
Legal Desc: OFF 1105			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acre: **\$7,173.00**

Land Information

Approx Acres: **35.55**
 Acres Cleared: **1.00**
 Acres Wooded: **34.55**
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Adjoins Nat/State Forest, Mountain View, Rolling, Trees**

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Brevard**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Fixtures Exceptions: **No**
 Access: **Gravel Road** Street:
 Suitable Use: **Private Estate**
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **Enjoy private mountain living at it's best on this 35.55+/- acre property located just minutes from some of the best trout fishing in Western North Carolina on the East Fork River. This property adjoins about 694' on the northern and southern border of the property with the new Headwaters State Forest. There are several building sites to choose from. There is an expired two bedroom septic permit on file and a well permit. This is truly a once in a life time opportunity to own property in this beautiful area!**

Directions: **From Brevard on South Broad Street to North Country Club Rd left on East Fork Rd right on Walnut Hollow Road/East Fork Road right on Gladly Fork Road right on Old Powell Road. Follow Old Powell Road until you get the the second pond on the right. Park at the sign on the left and follow the 16' right of way about 225' up to the property. (You can drive up the right of way if you have a raised four wheel drive vehicle)**

Listing Information

DOM: **198** CDOM: **198** Closed Dt: **07/06/21** Slr Contr: **\$0**
 UC Dt: **05/05/21** DDP-End Date: **06/25/21** Close Price: **\$255,000** LTC: **259**





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Lot 132 Eagle Lake Drive #132, Brevard NC 28712

MLS#: 3712657	Category: Lots/Acres/Farms	Parcel ID: 8594-54-7207-000	List Price: \$299,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$285,000
Subdivision: Eagle Lake	Tax Value: \$250,000	Zoning Desc:	
Zoning: NONE		Deed Reference: 761/60	
Legal Desc: L132 EAGLE LAKE DR .90			
Elevation: 3000-3500 ft. Elev.			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acre: **\$316,666.67**

Land Information

Approx Acres: **0.90**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,400**
 Prop Foundation:

Lot Desc: **Lake, Level, Long Range View, Mountain View, Private, Trees, Views, Water view, Waterfront, Wooded, Year Round View**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **4**

Recent: **07/19/2021 : Sold : UCS->CLOSD**

Features

Waterbody Name: **Eagle Lake**
 Lake/Water Amenities: **Covered structure, Stationary Dock**
 Fixtures Exceptions: **No**
 Comm Features: **Lake, Lake Access, Picnic Area, Playground, Pond, Recreation Area**
 Access: **Private Road, Privately Maintained Rd.** Street: **Paved**
 Suitable Use: **Residential**

Association Information

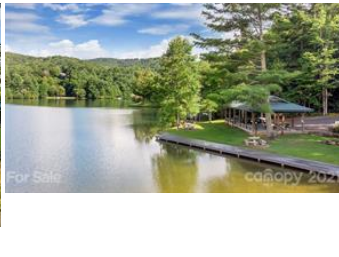
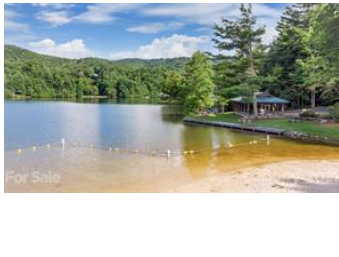
Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**
 HOA Management: **Eagle Lake POA** HOA Phone: **828-553-1326** Assoc Fee: **\$1400/Annually**

Public Remarks: **Prime lakefront lot in Eagle Lake of Brevard, North Carolina. This wooded lot fronts a pristine, spring-fed, mountain lake that is stocked with rainbow trout, has sweeping long-range views, and an elevation around 3,000 feet. This lot is PRIME real estate because it is unusually level, WATERFRONT, and has both beautiful lake views and long-range mountain views of the Blue Ridge Mountains. Located just a short scenic drive to downtown Brevard and the Asheville Regional Airport. Eagle Lake is by far one of Brevard's best-kept secrets and community favorites.**
 Directions: **From Main Street in downtown Brevard, proceed east to Greenville Highway 276 to left onto Becky Mountain Road. Take Becky Mountain Road to left into Eagle Lake. Proceed to Eagle Lake Drive and veer right at loop. Drive around the lake to the lot on the left. If you go left around the loop, then you'll go over the dam first and the lot will be past the dam around the bend on the right.**

Listing Information

DOM: **40** CDOM: **698** Closed Dt: **07/19/21** Slr Contr: **\$0**
 UC Dt: **04/06/21** DDP-End Date: **06/02/21** Close Price: **\$285,000** LTC: **143**





Prepared By: Billy Harris

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TBD Poplar Lane, Pisgah Forest NC 28768

MLS#: 3673651	Category: Lots/Acres/Farms	Parcel ID: 9506-04-4648-000	List Price: \$299,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$299,500
Subdivision: None	Tax Value: \$328,210	Zoning Desc:	
Zoning: NONE		Deed Reference: 826-555	
Legal Desc: POPLAR LANE			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$8,919.00**

Land Information

Approx Acres: **33.58**
Acres Cleared:
Acres Wooded: **33.58**
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc:

Flood Fringe Area, Hilly, Mountain View, Paved Frontage, Riverfront, Rolling, Views, Waterfront, Wooded

Additional Information

Prop Fin: **Cash, Conventional**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Pisgah Forest**
Middle: **Brevard**
High: **Brevard**

Utility/Plan Information

Sewer: **None**
Water: **None**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Waterbody Name: **French Broad River**
Lake/Water Amenities: **None**
Fixtures Exceptions: **No**
Access: **Paved Road, State Road**
Improvements: **None**
Suitable Use: **Private Estate, Recreational/2nd House, Residential**
Subject To HOA: **None**

Street:

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks: **Located just minutes from Pisgah National Forest and downtown Brevard, this tract offers 33.58 acres with 245' of river frontage on the famed French Broad River. Per surveyor and topographical layout, 3 potential homesites with varying degrees of mountain and valley views. Lowest portion of property in flood zone. DOT has right of way for existing road that crosses property which is Poplar Lane. Recent survey available.**
Directions: **Hwy 280 into Brevard, at Lowe's in Pisgah Forest take Ecusta Rd. to end to left on Old H'ville Hwy. to right onto Everette Farm Rd. and cross bridge to immediate right onto Poplar Ln. Pass 2nd house on left and you will see old roadbed with tires blocking it and red survey marker on road. Park here or further down on right at pull off.**

Listing Information

DOM: 135	CDOM: 135	Closed Dt: 07/08/21	Slr Contr: \$0
UC Dt: 03/04/21	DDP-End Date: 06/23/21	Close Price: \$299,500	LTC: 260



Prepared By: Billy Harris

N 9R Mills Creek Trace, Lake Toxaway NC 28747

MLS#: 3746715	Category: Lots/Acres/Farms	Parcel ID: 8513-50-8276-000	List Price: \$345,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$325,000
Subdivision: Lake Toxaway Estates	Tax Value: \$200,000	Zoning Desc: 435/297	
Zoning: None		Deed Reference: 435/297	
Legal Desc: B N L9-R Mill Creek Trace			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$126,459.14**

Land Information

Approx Acres: **2.57**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,800**
 Prop Foundation: **N/A**

Lot Desc:

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **4**

Golf Course View, Lake Access, Mountain View, On Golf Course, Paved Frontage, Private, Sloping, Stream/Creek, Trees, Views, Wooded

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **07/29/2021 : Sold : UCS->CLOSD**Features

Waterbody Name: **Lake Toxaway**
 Lake/Water Amenities: **Boat Ramp - Community, Paddlesport Launch Site - Community**
 Green Cert: **None** HERS:
 Fixtures Exceptions: **No**
 Comm Features: **Lake, Lake Access, Picnic Area, Playground, Pond, Recreation Area, Walking Trails**
 Access: **Paved Road** Street: **Paved**
 Improvements: **None**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**
 HOA Management: **LTCA** HOA Phone: **8289669453** Assoc Fee: **\$1494/Annually**
 HOA Email: **ltadmin@ipmhoa.com** HOA 2 Email:
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Take a walk into this serene forest getaway located at the very end of Mills Creek Trace. This level lot is full of native rhododendron and Mountain Laurel. Lots of shade loving natives plants under the towering hardwood canopy. Walk out to almost 800' of golf course frontage along #6 fairway and #7 green on Lake Toxaway Country Clubs award winning golf course. Beautiful views of both the golf course and Toxaway Mountain. A small creek meanders through the property. Just a short drive to the Lake Toxaway Country Club, Greystone Inn and marina.**
 Directions: **Take Blue Ridge Road to left on Cold Mountain Road. Turn left on North Club Blvd and then left on Fairway Drive. Turn right on Mills Creek Trace and lot is at the end of the cul-de-sac.**

Listing Information

DOM: **12** CDOM: **12** Closed Dt: **07/29/21** Slr Contr: **\$0**
 UC Dt: **06/11/21** DDP-End Date: **07/26/21** Close Price: **\$325,000** LTC: **57**





Prepared By: Billy Harris

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TBD East Fork Road, Brevard NC 28712

MLS#: 3664786	Category: Lots/Acres/Farms	Parcel ID: 8562-04-6388-000	List Price: \$399,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$351,000
Subdivision:	Tax Value: \$250,930	Zoning Desc:	
Zoning: None		Deed Reference: 862/301	
Legal Desc: East Fork Rd - as described in PB 8 Slide 298 a portion			
Elevation: 2500-3000 ft. Elev.			

General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acre: **\$9,285.71**

Land Information

Approx Acres: **37.80**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Creekfront, Mountain View, Paved Frontage, Private, Rolling, Sloping, Stream/Creek, Views, Waterfront, Winter View, Wooded

Additional Information

Prop Fin: **Cash, Conventional, Owner Financing**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Rosman**
 Middle: **Rosman**
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **07/23/2021 : Sold : UCS->CLOSED**Features

Waterbody Name: **Creek**
 Lake/Water Amenities: **None**
 Fixtures Exceptions: **No**
 Access: **State Road**
 Suitable Use: **Private Estate, Recreational/2nd House, Residential, Subdevelopment**
 Subject To HOA: **None**
 Street:
 Subj to CCRs:
 HOA Subj Dues:

Remarks

Public Remarks: **What a special property, unrestricted 37.8 acres w/ wonderful bold creeks & springs. Fern covered forest floor w/ amazing hardwood forest & very little Rhododendron or Laurel for an open feel, easy access & trails throughout tract. Several excellent building sites across the property, the property fronts the East Fork road only 2 miles to world class trout waters & the soon to be East Fork Headwaters State Park. Sub development, cabin rentals, campground or private estate potential. Winter views. Road built into the property and two power and phone pedestals set.**
 Directions: **64 to left on 178 left on East Fork on right just past Middle Fork road see sign and new road built into the property.**

Listing Information

DOM: **218** CDOM: **933** Closed Dt: **07/23/21** Slr Contr: **\$0**
 UC Dt: **04/27/21** DDP-End Date: **06/26/21** Close Price: **\$351,000** LTC: **305**





Stones Lake Road, Cedar Mountain NC 28718

MLS#: 3489315	Category: Lots/Acres/Farms	Parcel ID: 9502-66-6809-000	List Price: \$599,000
Status: Closed	Tax Location: Transylvania	County: Transylvania	Sales Price: \$599,000
Subdivision: None	Tax Value: \$424,460	Zoning Desc:	
Zoning: None		Deed Reference: 670	
Legal Desc: See Deed Book 670, Page 476-482			
Elevation: 3000-3500 ft. Elev.			

General Information

Type: **Acreage**
 Can be Divided?: **Yes**
 \$/Acre: **\$7,238.67**

Land Information

Approx Acres: **82.75**
 Acres Cleared:
 Acres Wooded: **82.75**
 Approx Lot Dim:
 Min Sqft To Build:
 Prop Foundation:
 Lot Desc: **Level, Private, Rolling, Trees, Wooded**

School Information

Elem: **Brevard**
 Middle: **Brevard**
 High: **Brevard**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **07/30/2021 : Sold : UCS->CLOSED**Features

Fixtures Exceptions: No	
Exterior Feat: Other - See Media/Remarks	
Access: Paved Road	Street: Paved
Improvements: None	
Suitable Use: Private Estate, Residential, Subdevelopment	
Subject To HOA: Optional	HOA Subj Dues:

Remarks

Public Remarks: **Pristine 82.75+/- acre parcel off Stone's Lake Road in Cedar Mountain with magnificent boulder outcroppings, flowing stream, and five designated building sites. Property may be subdivided up to five times and at the discretion of Seller, may or may not be subjected to the covenants of Stone's Lake.**

Directions: **From Brevard, take 276 South to Cedar Mountain and right on Stone's Lake Road. One access to the property is just before the gated entrance to Stone's Lake on the right and two others are through the gated entrance.**

Listing Information

DOM: 526	CDOM: 526	Closed Dt: 07/30/21	Slr Contr: \$0
UC Dt: 09/15/20	DDP-End Date: 09/30/20	Close Price: \$599,000	LTC: 847



Prepared By: Billy Harris