

## Land Property Client Full w/photos

### TBD Indian Lake Road #2/22B-R, Lake Toxaway, NC 28747

MLS#: <b>3581983</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8523-26-1261-000</b>	List Price: <b>\$4,500</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$3,000</b>
Subdivision: <b>Indian Lake Estates</b>	Tax Value: <b>\$9,000</b>	Zoning Desc: <b>768/130</b>	
Zoning: <b>none</b>		Deed Reference: <b>768/130</b>	
Legal Desc: <b>.76 ac. Pin: 8523-26-1261-000; DdBk/Pg: 768/130</b>			
Elevation: <b>3000-3500 ft. Elev.</b>			



#### General Information

Type: **Lot**  
Can be Divided?: **No**  
\$/Acres: **\$3,947.37**

#### Land Information

Approx Acres: **0.76**  
Acres Cleared: **0.00**  
Acres Wooded: **0.76**  
Approx Lot Dim: **1,200**  
Min Sqft To Build: **N/A**  
Prop Foundation: **285**  
Road Frontage: **Lake Access, Paved Frontage, Private, Trees, Wooded**  
Lot Desc: **Lake Access, Paved Frontage, Private, Trees, 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, 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: **Stationary Dock**  
Comm Features: **Lake Access**  
Exterior Feat: **Underground Power Lines**  
Access: **Paved Road, Private Road**  
Improvements: **None**  
Suitable Use: **Recreational/2nd House, Residential**

Street:

#### Association Information

Subject To HOA: **Required**  
HOA Management: **No**  
Proposed Spcl Assess: **No**  
Subj to CCRs: **HOA Phone:**  
HOA Subj Dues: **Mandatory**  
Assoc Fee: **\$840/Annually**

Confirm Spcl Assess:

#### Remarks

Public Remarks: **Enjoy the private, quiet community of Indian Lakes when you build on this parcel. The community offers two lakes for your enjoyment - to fish, canoe, or kayak and a waterfront park with picnic area and nice dock from which to fish or simply sit and daydream. There is a nice home site approximately two-thirds up into the lot from Indian Lake Road - frontage on Indian Lake Road is 265 feet allowing more than ample space for driveway construction. There is the possibility of a nice southeastern view from the home site. Community water system provides all of your water and the cost is included in the annual HOA fee - it is not metered. Paved streets wind through this quiet community of friendly residents. Come and join them!**

Directions: **US 64 in Lake Toxaway to NC 281 North (Blue Ridge Road). 281 N to Slick Fisher Road on left. Slick Fisher Road to entrance to Indian Lake Estates. Lot is third on left on Indian Lake Road.**

#### Listing Information

DOM: **553** CDOM: **553** Closed Dt: **09/08/21** Slr Contr: **\$0**  
UC Dt: **08/13/21** DDP-End Date: **\$3,000** Close Price: **\$3,000** LTC: **578**





Prepared By: Billy Harris



# **Lot 12 White Whiskey Way #12, Brevard, NC 28712**

MLS#: <b>3771637</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8540-12-6278-000</b>	List Price: <b>\$12,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$10,000</b>
Subdivision: <b>Round Mountain</b>	Tax Value: <b>\$16,500</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>334/ 645</b>	
Legal Desc: <b>UN-NAMED RD L-12</b>			
Elevation: <b>1500-2000 ft. Elev.</b>			



## General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$4,310.34**

## Land Information

Approx Acres: **2.32**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **600**  
 Prop Foundation:  
 Lot Desc: **Sloping, Steep, Stream/Creek, Views, 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: **Well Needed**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **09/29/2021 : Sold : UCS->CLOSD**

## Features

Fixtures Exceptions: **No**  
 Comm Features: **Picnic Area, Pond, Walking Trails**  
 Access: **Gravel Road, Private Road, Privately Maintained Rd.** Street: **Gravel**  
 Suitable Use: **Residential**

## Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$400/Annually**

## Remarks

Public Remarks: **Located in Beautiful Round Mountain this sloping lot offers excellent Southern View potential overlooking Gorges State Park. Across the street from this lot is the Walter Kluge trail leading into Gorges State Park. Round Mountain is quiet community perfect for those looking to get away from it all. The minimum build size is 600 sq ft and annual dues are \$400 a year which go towards the maintenance of the community gravel roads. Round Mountain sits 25 minutes to the South Western of Brevard and is perched above the Lake Jocassee escarpment.**

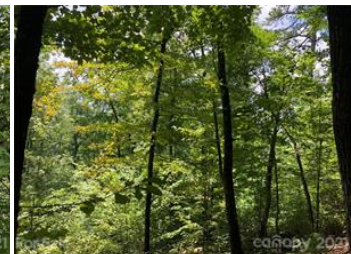
Directions: **From Brevard take 64 w to a left on Frozen Creek Rd. Continue to end. Take a right on Old Toxaway Rd. Continue to end of pavement and go straight into Round Mountain. Continue straight onto White Whiskey Way. Property will be on right just past 50 White Whiskey Way.**

## Listing Information

DOM: **20** CDOM: **20** Closed Dt: **09/29/21** Slr Contr: **\$0**  
 UC Dt: **08/29/21** DDP-End Date: **09/03/21** Close Price: **\$10,000** LTC: **50**



view from neighboring property w...







Prepared By: Billy Harris



# 99 Oak Laurel Road, Brevard, NC 28712

MLS#:	<b>3154594</b>	Category:	<b>Lots/Acres/Farms</b>	Parcel ID:	<b>8541-13-9628-000</b>	List Price:	<b>\$18,000</b>
Status:	<b>Closed</b>	Tax Location:	<b>Transylvania</b>	County:	<b>Transylvania</b>	Sales Price:	<b>\$18,000</b>
Subdivision:	<b>Oak Laurel</b>	Tax Value:	<b>\$20,400</b>	Zoning Desc:	<b>Residential Lot</b>		
Zoning:	<b>NONE</b>			Deed Reference:	<b>435</b>		
Legal Desc:	<b>OAK LAUREL DR L-8</b>						
Elevation:	<b>2500-3000 ft. Elev.</b>						



## General Information

Type: **Lot**  
Can be Divided?:  
\$/Acres: **\$15,000.00**

## Land Information

Approx Acres: **1.20**  
Acres Cleared: **1.00**  
Acres Wooded: **0.20**  
Approx Lot Dim:  
Min Sqft To Build: **750**  
Prop Foundation:  
Road Frontage: **188**  
Lot Desc: **Level, Mountain 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: **Brevard**  
Middle: **Brevard**  
High: **Brevard**

## Utility/Plan Information

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

Access: **Gravel Road**  
Suitable Use: **Residential**

Street:

## Association Information

HOA Management: HOA Phone: Assoc Fee: **\$125/Annually**

## Remarks

Public Remarks: **Excellent location and lot in community with minimal restrictions. This lot is perked for septic (expired) and graded for home on basement foundation. The lot is westward facing and will have nice sunsets with minimal trimming of some trees. Oak Laurel subdivision is small and sparsely developed. Care has been taken to keep the surroundings very natural, no paved roads, minimal signs. Walk to Gorges State Park. Broker owned.**

Directions: **Hwy 64 west to left on Frozen Creek to left on Oak Laurel. Lot on left, look for culvert and graded/cleared homesite**

## Listing Information

DOM: **1,601** CDOM: **1,601** Closed Dt: **09/02/21** Slr Contr: **\$0**  
UC Dt: **08/15/21** DDP-End Date: **08/27/21** Close Price: **\$18,000** LTC: **2,003**



Prepared By: Billy Harris

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**L25R Pisgah Forest Drive #25, Pisgah Forest, NC 28768**

MLS#: <b>3383933</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9505-95-4786-000</b>	List Price: <b>\$18,900</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$18,000</b>
Subdivision: <b>Pisgah Forest Farms</b>	Tax Value: <b>\$20,000</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>331-561</b>	
Legal Desc: <b>PISGAH FOREST DR L25R .97</b>			

General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$18,000.00**

Land Information

Approx Acres: **1.00**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,100**  
 Prop Foundation:  
 Lot Desc: **Stream/Creek, Views, Winter View, 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: **Pisgah Forest**  
 Middle: **Brevard**  
 High: **Brevard**

Utility/Plan Information

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

Recent: **09/24/2021 : Sold : UCS->CLOSED**Features

Lake/Water Amenities: **None**  
 Comm Features: **Other**  
 Access: **Paved Road**  
 Suitable Use: **Residential**

Street:

Association Information

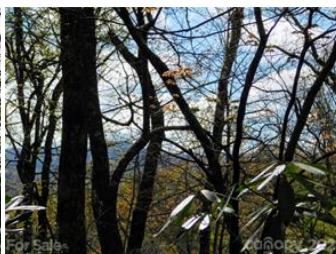
Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$266.16/Annually**

Remarks

Public Remarks: **Building lot with potential views in Pisgah Forest Farms, a fire wise community. Close proximity to Dupont, Pisgah National Forest, Brevard, and Hendersonville. Driveway is roughed in to a potential building site. There is also a small creek on the property.**  
 Directions: **From old hwy 64 turn onto Everette Farm Rd. Then right onto Hart Rd. follow to Pisgah Forest Drive land is .8 miles on the left.**

Listing Information

DOM: **1,218** CDOM: **1,218** Closed Dt: **09/24/21** Slr Contr: **\$0**  
 UC Dt: **08/25/21** DDP-End Date: **08/26/21** Close Price: **\$18,000** LTC: **1,248**







Prepared By: Billy Harris

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# Off Flatt Hills Drive, Brevard, NC 28712

MLS#: <b>3769416</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8570-03-3240-000</b>	List Price: <b>\$27,500</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$21,000</b>
Subdivision: <b>Sassafras Properties</b>	Tax Value: <b>\$20,000</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>262/669</b>	
Legal Desc: <b>SR 1105</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			



## General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$11,538.46**

## Land Information

Approx Acres: **1.82**  
 Acres Cleared:  
 Acres Wooded: **1.82**  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

Lot Desc: **Adjoins Nat/State Forest, Creekfront, Private, Sloping, Stream/Creek, Wooded**

## 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**

## School Information

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

## Utility/Plan Information

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

Recent: **09/16/2021 : Sold : UCS->CLOSED**

## Features

Waterbody Name: **Creek**  
 Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Comm Features: **None**  
 Access: **Dirt Road, Gravel Road, Private Road** Street: **Dirt**  
 Improvements: **None**  
 Suitable Use: **Residential**

## Association Information

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

## Remarks

Public Remarks: **One of the few large lots in Sassafras Properties, this 1.8 acres private lot adjoins the NC State Forest conservancy. If privacy is what you want, this lot has it. Small creek is located along the north border. Private drive takes you to the beginning of the lot. There are buried power and cable boxes as well as a power pole. Gently sloping land for an easy build. Manufactured homes are allowed.**  
 Directions: **From Brevard, Hwy 64 West, Left onto Island Ford Road, Right onto Walnut Hollow, Continue straight on East Fork Road, Veer to the right onto Gladly Fork Road. Sassafras Properties will be on the left past Carolina Point. Continue straight into the subdivision on Flatt Hills Drive. The driveway is the fourth right. Continue past everything. You will see a house on the right. The access continues to the left of the house. You may need to park and walk in.**

## Listing Information

DOM: **3** CDOM: **3** Closed Dt: **09/16/21** Slr Contr: **\$0**  
 UC Dt: **08/11/21** DDP-End Date: **08/31/21** Close Price: **\$21,000** LTC: **38**



Adjoins State conservancy



Level drive



Underground power and cable



Power Pole







Prepared By: Billy Harris

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# **L 26 Spanish Oak Drive #26, Cedar Mountain, NC 28718**

MLS#: <b>3194860</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9523-10-2762-000</b>	List Price: <b>\$24,500</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$21,000</b>
Subdivision: <b>Idlewild</b>	Tax Value: <b>\$22,500</b>	Zoning Desc: <b>Residential</b>	
Zoning: <b>None</b>		Deed Reference: <b>371</b>	
Legal Desc: <b>SPANISH OAK DR SEC 2 L-26</b>			
Elevation: <b>3000-3500 ft. Elev.</b>			



## General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$20,507.81**

## Land Information

Approx Acres: **1.02**  
 Acres Cleared: **0.00**  
 Acres Wooded: **1.00**  
 Approx Lot Dim: **278x162x124x195**  
 Min Sqft To Build: **1,200**  
 Prop Foundation:  
 Road Frontage: **278**  
 Lot Desc: **Wooded**

## School Information

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

## Utility/Plan Information

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

## Additional Information

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

## Features

Fixtures Exceptions: **No**  
 Access: **Paved 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: **Wilcox** HOA Phone: **828-885-7949** Assoc Fee: **\$650/Annually**  
 Proposed Spcl Assess: Confirm Spcl Assess:

## Remarks

Public Remarks: **Nice wooded lot in a great subdivision and so close to Dupont State Recreational Forest. Imagine being so close to 10,000 acres of hiking, biking and fishing! Lot is in a wonderful established community with very nice homes built with a focus on the natural environment. Well and septic are the responsibility of the buyer.**  
 Directions: **From Brevard, take 276 S toward Cedar Mountain. Turn left onto Cascade Lake Rd. Turn right onto Reasonover Rd. right past the fire station. Proceed almost 2 miles. Turn right into Idlewild Subdivision. Turn right onto Spanish Oak. Continue to follow Spanish Oak as the road veers to the left, Property will be on your right. See sign. From Hendersonville, follow Kanuga Rd. Turn left onto Dupont Rd. At the dead end, turn left onto Cascade Lake Rd. Turn left onto Reasonover Rd.**

## Listing Information

DOM: **1,732** CDOM: **1,732** Closed Dt: **09/01/21** Slr Contr: **\$0**  
 UC Dt: **04/08/21** DDP-End Date: **08/16/21** Close Price: **\$21,000** LTC: **1,878**



Wooded Lot w Paved Rd



So close to Dupont State Forest!







**TBD Bear Pen Hollow Road #5, Rosman, NC 28712**

MLS#: <b>3578828</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8540-32-8379-000</b>	List Price: <b>\$29,900</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$23,000</b>
Subdivision: <b>Round Mountain</b>	Tax Value: <b>\$27,000</b>	Zoning Desc:	
Zoning: <b>RES</b>		Deed Reference: <b>196-744</b>	
Legal Desc: <b>5E OFF OLD TOXAWAY RD</b>			
Elevation: <b>1500-2000 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$10,360.36**

Land Information

Approx Acres: **2.22**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **600**  
 Prop Foundation:

Lot Desc: **Cul-de-sac Lot, Long Range View, Mountain View, Private, Stream/Creek, Views, Wooded, Year Round 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: **None**  
 Water: **None**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic: **0**

Features

Lake/Water Amenities: **None**  
 Green Cert: **None**  
 Comm Features: **None**  
 Access: **Privately Maintained Rd.**  
 Suitable Use: **Residential**

HERS:  
 Street: **Gravel**

Association Information

Subject To HOA: **None**  
 HOA Management: **Jim Morgan**  
 HOA Email: **jimmorgan@cfl.rr.com**

Subj to CCRs:  
 HOA Phone:  
 HOA 2 Email:

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

Remarks

Public Remarks: **Bring your blueprints and create your mountain home right here! Over 2 acres with year round views of the Blue Ridge Parkway possible with clearing. Bear Pen creek runs along the eastern border and part of the southern boarder of the lot (per 1985 original subdivision plat). The lot is sloped, perfect for a walk out basement. Sensible restrictions and privacy. This property is in Round Mountain East, but owners can join Round Mountain HOA to enjoy the recreational facilities in Round Mountain. Views, moving water, and privacy, all at a great price.**

Directions: **From Brevard: Hwy 64 east to left on Frozen Creek Rd. Follow to the intersection of Old Toxaway Rd. Turn Right and follow to the entrance of Round Mountain. Follow Round Mountain Rd to left on Bear Pen Hollow Rd. Pass a cabin on the right. Property is in the cul de sac.**

Listing Information

DOM: **565**  
 UC Dt: **07/19/21**

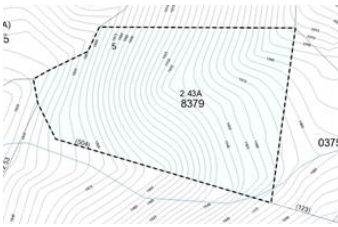
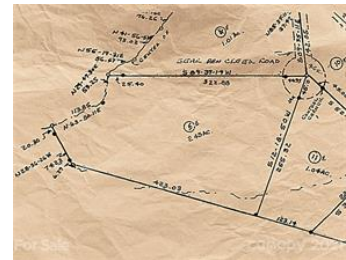
CDOM: **565**  
 DDP-End Date: **10/12/23**

Closed Dt: **09/10/21**  
 Close Price: **\$23,000**

Slr Contr: **\$0**  
 LTC: **617**



Bear Pen Creek



Prepared By: Billy Harris

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**Lot 58 Lost Panther Road #58, Brevard, NC 28712**

MLS#: **3738711**  
 Status: **Closed**  
 Subdivision: **Ridge Haven**  
 Zoning: **None**  
 Legal Desc: **L058 OFF SR 1139**  
 Elevation: **2500-3000 ft. Elev.**

Category: **Lots/Acres/Farms**  
 Tax Location: **Transylvania**  
 Tax Value: **\$18,000**

Parcel ID: **8551-16-2612**  
 County: **Transylvania**  
 Zoning Desc:  
 Deed Reference: **661/401**

List Price: **\$29,000**  
 Sales Price: **\$25,000**

General Information

Type:  
 Can be Divided?: **No**  
 \$/Acres: **\$8,196.72**

Land Information

Approx Acres: **3.05**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,000**  
 Prop Foundation:  
 Lot Desc: **Private, Sloping, Stream/Creek, 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: **09/16/2021 : Sold : UCS->CLOSD**

Features

Fixtures Exceptions: **No**  
 Access: **Gravel Road**  
 Suitable Use: **Private Estate, Recreational/2nd House, Residential**  
 Street: **Gravel**

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: **\$460/Annually**

Remarks

Public Remarks: **Private feel, yet activities abound at Ridge Haven! Comfortably located just outside of Brevard, and a short distance from Gorges State Park. An easy build site with favorable topography in an area of nice homes. This lot features nice boulders along a creek/stream with small, natural cascading waterfalls. Lot closely located Gorges State Park where you can enjoy an abundance of outdoor activities - miles and miles of hiking trails, camping, boating and paddling, rock climbing, fishing - and so much more! This lot is suitable for year round or seasonal living.**  
 Directions: **From downtown Brevard take Hwy 64 West and then left on Hwy 178, to right on Old Toxaway Road for about 1.3 miles then left on Lost Panther Rd. Follow road to lot on left. See sign**

Listing Information

DOM: **84**  
 UC Dt: **08/03/21**  
 CDOM: **84**  
 DDP-End Date: **08/31/21**  
 Closed Dt: **09/15/21**  
 Close Price: **\$25,000**  
 Slr Contr: **\$0**  
 LTC: **127**







# **Lot 34 Wood Fern Lane, Rosman, NC 28772**

MLS#:	<b>3571010</b>	Category:	<b>Lots/Acres/Farms</b>	Parcel ID:	<b>8550-99-1606-000</b>	List Price:	<b>\$35,000</b>
Status:	<b>Closed</b>	Tax Location:	<b>Transylvania</b>	County:	<b>Transylvania</b>	Sales Price:	<b>\$31,000</b>
Subdivision:	<b>Eastatoo Gap</b>	Tax Value:	<b>\$55,000</b>	Zoning Desc:			
Zoning:	<b>NONE</b>			Deed Reference:	<b>23/78</b>		
Legal Desc:	<b>5.05 acres as described in PF 8 slide 628</b>						
Elevation:	<b>3000-3500 ft. Elev.</b>						



## General Information

Type: **Lot**  
Can be Divided?: **No**  
\$/Acres: **\$6,138.61**

## Land Information

Approx Acres: **5.05**  
Acres Cleared:  
Acres Wooded:  
Approx Lot Dim:  
Min Sqft To Build: **1,200**  
Prop Foundation:

Lot Desc: **Long Range View, Mountain View, Private, Sloping, Views, 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: **Rosman**  
Middle: **Rosman**  
High: **Rosman**

## Utility/Plan Information

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

## Features

Comm Features:	<b>None</b>	Street:	<b>Gravel</b>
Access:	<b>Privately Maintained Rd.</b>		
Suitable Use:	<b>Residential</b>		

## Association Information

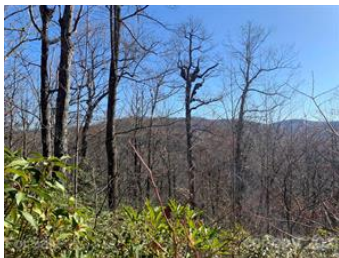
Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Yes</b>	HOA Subj Dues:	<b>Mandatory</b>
HOA Management:		HOA Phone:		Assoc Fee:	<b>\$250/Annually</b>

## Remarks

Public Remarks: **Beautiful 5+ acres with long-range mountain views and southern exposure. Enjoy an easy, near level, building site and high elevation for cool summer days. An established low-density neighborhood with a true mountain feel, lots of deer turkey and other wildlife. Easy access to Atlanta located right next to SC/NC state line.**  
Directions: **Highway 64 West left on Hwy 178 right on Babb Road left on Nancy Mountain left into Eastatoo Gap Estates. Stop sign make right 1/4 mile left on Wood Fern Lane see sign on right**

## Listing Information

DOM:	<b>604</b>	CDOM:	<b>604</b>	Closed Dt:	<b>09/07/21</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>07/22/21</b>	DDP-End Date:	<b>08/25/21</b>	Close Price:	<b>\$31,000</b>	LTC:	<b>651</b>





Prepared By: Billy Harris

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**Lot 55 Sweetleaf Lane #55, Rosman, NC 28772**

MLS#: <b>3772541</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8540-99-5338-000</b>	List Price: <b>\$45,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$45,000</b>
Subdivision: <b>Round Mountain Falls</b>	Tax Value: <b>\$84,500</b>	Zoning Desc:	
Zoning: <b>NONE</b>		Deed Reference: <b>558 / 575</b>	
Legal Desc: <b>PH11 L55 SWEETLEAF LANE 3.10</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$14,516.13**

Land Information

Approx Acres: **3.10**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,000**  
 Prop Foundation:

Lot Desc:

**Corner Lot, Green Area, Natural Waterfall, Private, Rolling, Sloping, Stream/Creek, Water view, 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: **Privately Maintained Road or Maintenance Agreement**

School Information

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

Utility/Plan Information

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

Recent: **09/24/2021 : Sold : UCS->CLOSED**Features

Waterbody Name: **creek**  
 Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Comm Features: **Gated Community, Pond, Recreation Area, Walking Trails**  
 Access: **Paved Road, Private Road, Privately Maintained Rd.** Street: **Paved**  
 Suitable Use: **Recreational/2nd House, Residential**

Association Information

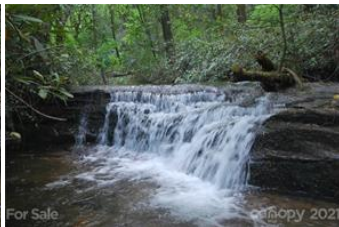
Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$900/Annually**

Remarks

Public Remarks: **3 plus acres with wonderful creek frontage and waterfalls, old logging road leads from paved road down the the main waterfall. Gentle laying wooded acreage in gated community with trails, community pavilion and wonderful waterfalls including Abbey Falls.**  
 Directions: **Hwy 64 West to left on Frozen Creek to right on Old Toxaway Property is on left, Gated access, showing service for gate code. through gate left on Sweetleaf property in right.**

Listing Information

DOM: **11** CDOM: **11** Closed Dt: **09/24/21** Slr Contr: **\$0**  
 UC Dt: **08/23/21** DDP-End Date: **09/14/21** Close Price: **\$45,000** LTC: **43**







**TBD Sassafras Gap Lane, Brevard, NC 28712**

MLS#: <b>3780006</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8570-12-3325-000</b>	List Price: <b>\$50,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$45,000</b>
Subdivision:	Tax Value: <b>\$39,910</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>576, 549; 638, 452</b>	
Legal Desc: <b>+ or - 1.22 acres on TBD Sassafras Gap Lane</b>			

General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$37,500.00**

Land Information

Approx Acres: **1.20**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc: **Adjoins Nat/State Forest, Private, Trees, Wooded**

School Information

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

Utility/Plan Information

Sewer: **None**  
 Water: **None**  
 Outbuildings: **Yes**  
 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**  
 Additional Parcels: **8570-12-1298-000**

Recent: **10/01/2021 : Sold : UCS->CLOSD**Features

Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Exterior Feat: **Outbuilding, Shed(s)**  
 Access: **Dirt Road, Gravel Road, Private Road** Street:  
 Suitable Use: **Gardening, Multi-Family, Recreational/2nd House, Residential**  
 Other Parking: **Gravel driveway and carport.**  
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **Unrestricted land located on the outskirts of Transylvania county, bordering Headwaters State Forest. This specific area of the county is great for fishing, birdwatching, hiking, and is close to Carolina Pointe Camp. These particular lots are adjoining; one lot has a small outbuilding with attached carport and a shed, the other is partially cleared. Located 20 min to downtown Brevard. Gorges, DuPont, and Pisgah Forest are all within the county as well, ready for exploration.**  
 Directions: **From downtown Brevard - Take US-64 W to Island Ford Rd. and take a left. Follow Island Ford Rd to Walnut Hollow Rd and take a right. Follow Walnut Hollow Rd - it turns into East Fork Rd. Continue down East Fork Rd to Gladys Fork Rd and stay right, following Gladys Fork Rd. Sassafras Gap Lane will be on your left - road signs are accurate. Follow to the end.**

Listing Information

DOM: **1** CDOM: **1** Closed Dt: **09/30/21** Slr Contr: **\$0**  
 UC Dt: **08/28/21** DDP-End Date: **08/28/21** Close Price: **\$45,000** LTC: **33**



Prepared By: Billy Harris

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**107 Bucks Crossing #107, Brevard, NC 28712**

MLS#: <b>3469979</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8591187839000</b>	List Price: <b>\$49,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$47,000</b>
Subdivision: <b>Big Hill</b>	Tax Value: <b>\$45,000</b>	Zoning Desc:	
Zoning: <b>none</b>		Deed Reference: <b>703</b>	
Legal Desc: <b>S6 L107 1.53 as described in PF 12/561</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$30,718.95**

Land Information

Approx Acres: **1.53**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,000**  
 Prop Foundation:

Lot Desc: **Corner Lot, Green Area, Mountain View, Paved Frontage, Private, Sloping, 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: **None**  
 Water: **None**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **09/20/2021 : Sold : UCS->CLOSED**

Features

Comm Features: **None**  
 Access: **Paved Road, Private Road**  
 Improvements: **None**  
 Suitable Use: **Residential**

Street:

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$380/Annually**  
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Gently wooded homesite with short-range winter mountain views. Located in a 600-acre development 20 mins from Brevard or DuPont State Forest. Community adjoins Headwaters State Park and offers green space within the neighborhood. The location offers excellent access to trout fishing on the East Fork and Middle Fork Rivers. There is also easy access to first class hiking or mountain biking in DuPont Forest. Paved frontage allows easy road biking onto one of the area's finest loops on East Fork road and tie into the Assault on the Carolina's course down Highway 178 into Greenville County. The community has a 1000sqft minimum and also allows chickens, contact agent to get a copy of ACC regulations to learn more.**

Directions: **From Downtown Brevard, Hwy 276 South, Right on East Fork Road, Left on Big Hill Road, right on Sandy Lane, Left on Laurel Thicket, Merge Right on Green Hollow, lot will be on your right and goes to the intersection of Hunter's Ridge.**

Listing Information

DOM: **883** CDOM: **1,241** Closed Dt: **09/17/21** Slr Contr: **\$0**  
 UC Dt: **06/29/21** DDP-End Date: **09/30/21** Close Price: **\$47,000** LTC: **963**



Prepared By: Billy Harris

**1.98 Acres Long Branch Road #14, Pisgah Forest, NC 28768**

MLS#: <b>3697595</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8595-32-4594-000</b>	List Price: <b>\$60,000</b>
Status: <b>Closed</b>	Tax Location: <b>Brevard</b>	County: <b>Transylvania</b>	Actual List Price: <b>\$53,000</b>
Subdivision: <b>Sylvan Cove</b>	Tax Value: <b>\$30,000</b>	Zoning Desc:	Sales Price:
Zoning: <b>RES</b>		Deed Reference: <b>0449/0001</b>	
Legal Desc: <b>See Deed Book 449 Page 1</b>			
Elevation: <b>2000-2500 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$26,767.68**

Land Information

Approx Acres: **1.98**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,200**  
 Prop Foundation:  
 Road Frontage: **158**  
 Lot Desc: **Creekfront, Private, 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: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Utility/Plan Information

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

Features

Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Improvements: **None**  
 Suitable Use: **Residential**

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs:	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Sylvan Cove POA</b>	HOA Phone: <b>8282430883</b>	Assoc Fee: <b>\$150/Annually</b>
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess:	

Remarks

Public Remarks: **Only two miles from downtown Brevard and a few hundred feet from the French Broad River, this 1.98 acre lot is tucked away near the back of Sylvan Cove and offers beautiful creekside views along its northeast border. The property is not steep and offers plenty of buildable acreage for you to create your dream home. Claim your spot in this up and coming area in beautiful Western North Carolina!**

Directions: **Google Maps Link: <http://bit.ly/3bv7eso>**

Listing Information

DOM: <b>208</b>	CDOM: <b>208</b>	Closed Dt: <b>09/14/21</b>	Slr Contr: <b>\$0</b>
UC Dt: <b>08/06/21</b>	DDP-End Date: <b>09/08/21</b>	Close Price: <b>\$53,000</b>	LTC: <b>244</b>



Prepared By: Billy Harris

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**L-R2 Panther Ridge Road, Lake Toxaway, NC 28747**MLS#: **3791876**Status: **Closed**

Subdivision:

Zoning: **RES**Legal Desc: **None**Category: **Lots/Acres/Farms**Tax Location: **Transylvania**Tax Value: **\$100,000**Parcel ID: **8513-72-7381-000**County: **Transylvania**

Zoning Desc:

Deed Reference: **515-609**

List Price:

**\$65,000**

Sales Price:

**\$65,000**General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$45,774.65**

Land Information

Approx Acres: **1.42**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,800**  
 Prop Foundation:

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

Utility/Plan Information

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

Recent: **10/01/2021 : Sold : ->CLOSED**Features

Fixtures Exceptions: **No**  
 Suitable Use: **Residential**  
 Subject To HOA: **Required**

Subj to CCRs:

HOA Subj Dues:

RemarksListing Information

DOM: **06/23/21** CDOM: **10/25/21** Closed Dt: **09/29/21** Slr Contr: **\$0**  
 UC Dt: **06/23/21** DDP-End Date: **10/25/21** Close Price: **\$65,000** LTC:



Prepared By: Billy Harris

**000 Line Runner Ridge Highway #31, Rosman, NC 28772**

MLS#: <b>3628787</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8561-35-2890-000</b>	List Price: <b>\$86,250</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$75,000</b>
Subdivision: <b>Line Runner Ridge</b>	Tax Value: <b>\$127,200</b>	Zoning Desc: <b>455/296</b>	
Zoning: <b>None</b>			
Legal Desc: <b>Metes and Bounds</b>			
Elevation: <b>2000-2500 ft. Elev., 2500-3000 ft. Elev.</b>			

General Information

Type: **Yes**  
 Can be Divided?: **Yes**  
 \$/Acres: **\$5,047.11**

Land Information

Approx Acres: **14.86**  
 Acres Cleared: **0.00**  
 Acres Wooded: **14.86**  
 Approx Lot Dim: **0**  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Road Frontage: **180**  
 Lot Desc: **Creekfront, Mountain View, Stream/Creek**

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: **Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**  
 Additional Parcels: **There are two additional contiguous parcels additionally for sale.**

Recent: **09/30/2021 : Sold : UCS->CLOSD**Features

Lake/Water Amenities: **Stationary Dock**  
 Fixtures Exceptions: **No**  
 Comm Features: **Lake Access**  
 Access: **Gravel Road, Private Road, State Highway**  
 Suitable Use: **Private Estate, Recreational/2nd House, Residential**

Association Information

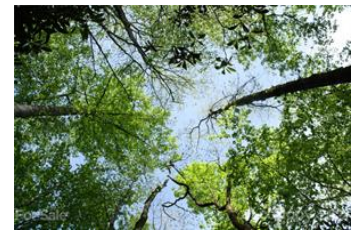
Subject To HOA: **Required**  
 HOA Management: **David Cronin**  
 HOA Email: **president@linerrunnerridge.com**  
 Proposed Spcl Assess: **No**  
 Subj to CCRs: **HOA Phone: 828-862-5942**  
 HOA 2 Email:  
 HOA Subj Dues: **Mandatory**  
 Assoc Fee: **\$600/Annually**  
 Confirm Spcl Assess:

Remarks

Public Remarks: **Located in the Line Runner Ridge gated community in scenic Rosman, NC, with shared access to a 9-acre stocked lake, perfect for swimming, canoeing, and fishing. This almost 15 ac. parcel offers multiple building sites with beautiful mtn views along with a running stream and native plants including a variety of wildflowers. This property can be purchased alone or in combination with one of the other lots offered by the same seller. This parcels has road frontage on Hwy 178, and has secure access from within the gated community. This parcel also has a high point with long-range mountain views from potential building sites. There are no min. square footage requirements for homes and livestock is allowed. Close proximity to multiple state parks, nat'l forest, and Blue Ridge Parkway and the quaint mountain town of Brevard, vibrant Asheville, and up-and-coming Greenville, SC.**  
 Directions: **From Brevard, take Hwy 64 West, then left onto Hwy 178. From the traffic light in Rosman, turn right and continue on Hwy 178 for 3 miles. Line Runner Ridge Road is on the left, just before River Bend Lodge. Look for gravel pull-off with mailboxes.**

Listing Information

DOM: **347**  
 UC Dt: **05/19/21**  
 CDOM: **656**  
 DDP-End Date: **06/15/21**  
 Closed Dt: **09/29/21**  
 Close Price: **\$75,000**  
 Slr Contr: **\$0**  
 LTC: **478**



Shared community lake access ar...







This lot is represented by the blue...

Prepared By: Billy Harris

**30 Dover Lane #30, Brevard, NC 28712**

MLS#: <b>3542522</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8574-62-6966-000</b>	List Price: <b>\$91,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$76,000</b>
Subdivision: <b>Chasewood</b>	Tax Value: <b>\$85,000</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>231-498</b>	
Legal Desc: <b>S1 P2 L30 DOVER LN 1.44</b>			
Elevation: <b>2000-2500 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$52,777.78**

School Information

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

Land Information

Approx Acres: **1.44**  
 Acres Cleared: **0.40**  
 Acres Wooded: **1.00**  
 Approx Lot Dim: **1.442**  
 Min Sqft To Build: **1,600**  
 Prop Foundation: **N/A**  
 Road Frontage: **214**  
 Lot Desc: **Long Range View, Mountain View, Paved Frontage, Rolling, Sloping, Trees, Views, Winter View, Wooded, Year Round View**

Utility/Plan Information

Sewer: **Septic Needed**  
 Water: **Well Needed**  
 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**

Recent: **09/22/2021 : Sold : UCS->CLOSD**Features

Fixtures Exceptions: **No**  
 Comm Features: **None**  
 Exterior Feat: **Other - See Media/Remarks**  
 Access: **Paved Road, Private Road, Privately Maintained Rd., State Road**  
 Improvements: **None**  
 Suitable Use: **Residential**

Street:

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs: <b>Yes</b>	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Richard Tessier</b>	HOA Phone: <b>828-884-8561</b>	Assoc Fee: <b>\$800/Annually</b>
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess:	

Remarks

Public Remarks: **Wonderful mountain views from this easy to build lot in the highly desired community of Chasewood. 1600 Square Foot Minimum build size is very modest, & homes around it are extremely nice. Lot is best suited for a walkout basement or tall crawlspace. Lot slopes ideally for the lower level in your home. Views are Northeast & of the close-range & a few longer mountain ranges as well as the pastures & farmlands, & river basin. 10 to 14-minute drive to historic downtown Brevard. Island Ford road at subdivision entrance is a favorite among mountain & road bicyclists. Used as a training road, so enjoy your riding right from your home. Brevard has been rated in the tops for retirement, second home, & outdoor activities of bicycling, the French Broad River is walking distance away, hiking, fishing, & so much more. DuPont State Forest is an easy 15-minute drive away for 40 miles of trails & waterfalls. Pisgah National Forest & Blue Ridge Parkway are only 15 minutes away. Check out this lot!**

Directions: **From downtown Brevard, following S. Broad St. and continue onto Country Club Rd. after passing Sunset Motel. Pass Brevard Athletic Club and keep left at the curve to next right onto S. Country Club Rd. At the end, turn left onto Island Ford Rd. and then quick right into Chasewood. Follow Coventry Drive to left onto South Hampton to right onto Dover to lot on right just before cul-de-sac and see the sign**

Listing Information

DOM: <b>709</b>	CDOM: <b>709</b>	Closed Dt: <b>09/22/21</b>	Slr Contr: <b>\$0</b>
UC Dt: <b>08/23/21</b>	DDP-End Date: <b>09/14/21</b>	Close Price: <b>\$76,000</b>	LTC: <b>763</b>



When Community was being deve...











**123 Antler Ridge Road, Rosman, NC 28772**

MLS#: <b>3633956</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8561-72-1213-000</b>	List Price: <b>\$100,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$85,000</b>
Subdivision: <b>Indian Camp Mountain</b>	Tax Value: <b>\$69,260</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>377-167</b>	
Legal Desc: <b>T123 OFF US HWY 178</b>			
Elevation: <b>3000-3500 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$14,604.81**

Land Information

Approx Acres: **5.82**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,200**  
 Prop Foundation:

Lot Desc: **Long Range View, Private, Rolling, Sloping, Trees, Wooded, Year Round View**

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: **Rosman**  
 Middle: **Rosman**  
 High: **Unspecified**

Utility/Plan Information

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

Features

Fixtures Exceptions:	<b>No</b>		
Comm Features:	<b>Gated Community</b>		
Access:	<b>Privately Maintained Rd.</b>	Street:	<b>Gravel</b>
Suitable Use:	<b>Residential</b>		

Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:		HOA Subj Dues:	<b>Mandatory</b>
HOA Management:	<b>Indian Camp Mountain</b>	HOA Phone:	<b>828-862-6502</b>	Assoc Fee:	<b>\$600/Annually</b>

Remarks

Public Remarks: **If you want a lot that has it all, you need to see this one. In a very private corner of the gated Indian Camp Mountain sub-division, this 5.18 acre lot is amazing. At roughly 3100 ft. in elevation, it has the potential of stunning Northern and Western views. The lot lays beautifully and would be a fairly easy build. The lot is also roughly about 150 yards from the border of the new Headwaters State Forest and all of it's majestic 6.730 acres of recreational land. Hiking, biking, hunting, trout fishing, you name it! This lot is truly a must see!**

Directions: **From Brevard take 64 West for about 8 miles to left on Hwy 178 South (Pickens Hwy) go through Rosman and stay right on 178. Continue for roughly 4 miles and Indian Camp Mountain will be on the left. Go through the gate and continue on Indian Camp for about a mile then take a left onto Whitetail Trail. Stay on Whitetail trail until it turns into gravel. In a short distance Antler Ridge Road will turn to the left. Lot 123 is on the right. (SEE SIGN)**

Listing Information

DOM: <b>315</b>	CDOM: <b>1,042</b>	Closed Dt: <b>09/01/21</b>	Slr Contr: <b>\$0</b>
UC Dt: <b>05/04/21</b>	DDP-End Date: <b>06/25/21</b>	Close Price: <b>\$85,000</b>	LTC: <b>435</b>



View of the Blue Ridge Parkway



Lot 123



Antler Ridge Road

Prepared By: Billy Harris

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**TBD Rock Creek Road #8, Rosman, NC 28772**

MLS#: **3637999**  
 Status: **Closed**  
 Subdivision: **Rock Creek Estates**  
 Zoning: **None**  
 Legal Desc: **L8 Rock Creek Rd**  
 Elevation: **3000-3500 ft. Elev.**

Category: **Lots/Acres/Farms**  
 Tax Location: **Transylvania**  
 Tax Value: **\$182,000**

Parcel ID: **8550-04-5801-000**  
 County: **Transylvania**  
 Zoning Desc:  
 Deed Reference: **390/601**

List Price: **\$119,900**  
 Sales Price: **\$119,900**

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$11,101.85**

Land Information

Approx Acres: **10.80**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,200**  
 Prop Foundation:  
 Lot Desc: **Long Range View, Mountain View, Views, 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: **Rosman**  
 Middle: **Rosman**  
 High: **Rosman**

Utility/Plan Information

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

Features

Fixtures Exceptions: **No**  
 Access:  
 Suitable Use: **Recreational/2nd House, Residential**  
 Street: **Gravel**

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: **\$500/Annually**

Remarks

Public Remarks: **Amazing views at 3000 ft elevation, west-facing long-range mountain views. Multiple potential homesites that would offer views of the Blue Ridge Parkway, and the Cashiers and Highlands mountains. Located in Rock Creek Estates, which offers estate size parcels and privacy for several custom built homes. Very Gentle topography on the whole parcel, with mature woods and trails.**

Directions: **Highway 64W to 178S, right on Babb Road, left on Nancy Mountain Road to end of the road**

Listing Information

DOM: **399**  
 UC Dt: **08/09/21**  
 CDOM: **399**  
 DDP-End Date: **08/17/21**  
 Closed Dt: **09/13/21**  
 Close Price: **\$119,900**  
 Slr Contr: **\$0**  
 LTC: **434**







Prepared By: Billy Harris

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**TBD Tsalagi Court #17/13, Brevard, NC 28712**

MLS#: <b>3773991</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8583-40-2609-000</b>	List Price: <b>\$150,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$150,000</b>
Subdivision: <b>Connestee Falls</b>	Tax Value: <b>\$120,000</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>678/561</b>	
Legal Desc: <b>U13 L017 Tsalagi Drive</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acre: **\$128,205.13**

Land Information

Approx Acres: **1.17**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,500**  
 Prop Foundation:  
 Lot Desc:

**Lake, Sloping, Trees, Waterfront**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: **Community Sewer**  
 Water: **Community Well**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Features

Waterbody Name: **Lake Ticoa**  
 Lake/Water Amenities: **Stationary Dock**  
 Fixtures Exceptions: **No**  
 Comm Features: **Club House, Dog Park, Fitness Center, Game Court, Gated Community, Golf Course, Lake, Outdoor Pool, Picnic Area, Playground, Putting Green, Recreation Area, Walking Trails**  
 Access: **Paved Road** Street: **Paved**  
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
 HOA Management: **Connestee Falls POA** HOA Phone: **8288852001** Assoc Fee: **\$3498/Annually**  
 HOA Email: **CFPOA@Comporium.net** HOA 2 Email:  
 Proposed Spcl Assess: Confirm Spcl Assess:

Remarks

Public Remarks: **Lake front lot on Lake Ticoa (85 acres) with dock in a quiet cove. Electricity has been run to the dock for nighttime lighting, boat battery charging, etc. Large enough for full size pontoon boat. Build the home of your dreams and enjoy the splendor of western North Carolina's "Land of Waterfalls," Brevard and Transylvania County. Plus, as an owner in Connestee Falls you'll be able to hike over 15 miles of trails, take advantage of its four lakes, golf, tennis, swimming pool, bocce, pickleball and many food options at the club house. Amenity fee of \$10,000 due at time of closing, or \$12,000 payable by calendar year-end.**  
 Directions: **From the Brevard courthouse follow US Hwy 276 south approximately 7 miles to Connestee Falls main entrance, follow Connestee Trail and make slight left onto Dotsi Drive; right on Utsonati; right on Middle Connestee Trail; right on Ugedaliyvi; left onto Tsalagi, and lot is on the left near the end of the cul-de-sac just before garage. Look for mailbox with the name "Mullins" on it.**

Listing Information

DOM: **2** CDOM: **2** Closed Dt: **09/08/21** Slr Contr: **\$0**  
 UC Dt: **08/15/21** DDP-End Date: **08/28/21** Close Price: **\$150,000** LTC: **26**



Topographical Display



Looking down at lot from street



Dock and pontoon boat (boat doe...



New dock foundations



Stairs to dock (25 steps)



Dock is to the left and top of smal...



Electric at dock



Electric hook-up at lake



Site from street



Survey stake



Street view



Street view

Prepared By: Billy Harris



**47 Waddle Branch Road, Sapphire, NC 28744**

MLS#: <b>3791173</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>7499-46-2673</b>	List Price: <b>\$150,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$150,000</b>
Subdivision: <b>Whitewater Ridge</b>	Tax Value: <b>\$90,000</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>434/264</b>	
Legal Desc: <b>47 Waddle Branch Road</b>			

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$28,680.69**

Land Information

Approx Acres: **5.23**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

Lot Desc:

**Adjoins Nat/State Forest, Long Range View, Paved Frontage, Sloping, Water 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: **TC Henderson**  
 Middle: **Rosman**  
 High: **Rosman**

Utility/Plan Information

Sewer: **Septic Needed, Other-see M**  
 Water: **Well Needed, Other-see Mec**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **09/29/2021 : Sold : ->CLOSED**Features

Fixtures Exceptions: **No**  
 Comm Features: **Picnic Area, Pond**  
 Improvements: **Barbed Wire**  
 Suitable Use: **Recreational/2nd House, Residential**

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs:	HOA Subj Dues: <b>Mandatory</b>
HOA Management:	HOA Phone:	Assoc Fee: <b>\$1000/Annually</b>
HOA 2 Management:	HOA 2 Phone:	HOA 2 Fee: <b>\$1200/Annually</b>
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess:	

Remarks

Public Remarks: **Located in a quiet gated subdivision with nicely paved roads, this large 5.23 acre lot offers a spectacular southern-facing view of Lake Jocassee and beyond. The Whitewater River, Whitewater Falls and Gorges State Park are nearby. Bordered by Forest Service land, it is perfect for the nature lover who wants to be accessible to town. Located only 1 hour from Greenville, SC.**

Listing Information

DOM: <b>09/03/21</b>	CDOM:	Closed Dt: <b>09/23/21</b>	Slr Contr: <b>\$0</b>
UC Dt:	DDP-End Date:	Close Price: <b>\$150,000</b>	LTC:



No Picture Available

Prepared By: Billy Harris

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**4767 Hendersonville Highway, Pisgah Forest, NC 28768**

MLS#: **3738097**  
 Status: **Closed**  
 Subdivision:  
 Zoning: **NONE**  
 Legal Desc: **9517-76-6836-000**  
 Elevation: **2000-2500 ft. Elev.**

Category: **Lots/Acres/Farms**  
 Tax Location: **Transylvania**  
 Tax Value: **\$87,350**

Parcel ID: **9517-76-6836-000 1**  
 County: **Transylvania**  
 Zoning Desc:  
 Deed Reference: **958/240-245**

List Price: **\$179,000**  
 Sales Price: **\$155,000**

General Information

Type:  
 Can be Divided?: **Yes**  
 \$/Acre: **\$9,187.91**

Land Information

Approx Acres: **16.87**  
 Acres Cleared: **0.00**  
 Acres Wooded: **16.87**  
 Approx Lot Dim:  
 Min Sqft To Build:  
 Prop Foundation:  
 Road Frontage: **220**  
 Lot Desc:

School Information

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

Utility/Plan Information

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

**Level, Long Range View, Mountain View, Riverfront, Stream/Creek, Trees, Water view, Waterfront, Wooded**

Additional Information

Prop Fin: **Cash**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**  
 Additional Parcels: **9517-77-4471-000**

Features

Waterbody Name: **French Broad River**  
 Lake/Water Amenities: **None**  
 Green Cert: **None**  
 Fixtures Exceptions: **No**  
 Comm Features: **Picnic Area, Pond, Recreation Area, Walking Trails**  
 Access: **Easement Road, Gravel Road, State** Street: **Gravel**  
 Suitable Use: **Highway**  
**Farmland, Gardening, Tree Farm/Timber, Other - See Media/Remarks**

Association Information

Subject To HOA: **None** Subj to CCRs: HOA Subj Dues: **No**

Remarks

Public Remarks: **16 + Acres of beautiful land along the French Broad River a few miles from entrance to Pisgah & DuPont Forest. Property consist of two parcels, one of the parcels fronts on Highway 64 and a small portion of the land is out of the floodplain, most of the land is in the floodplain. Railroad tracts border this tract and may become the Ecusta bike-walking trail connecting Henderson and Transylvania Counties. Land has recently had lots of improvements including biking-hiking multi use trails, pond enhancements and lots of gravel roads have been upgraded. This is one of the most beautiful private tracts that you could come and enjoy private French Broad River access. Uses are many but a few that come to mind is private recreation or a camp retreat. Property does flood and is not a residential use lot. Bring the family and fun to this playground. FRENCH BROAD RIVER!**  
 Directions: **Hwy 64 East from Brevard, pass Crab Creek Rd on the right and in the long straight away look for a church on the right and a large propane refilling tank and next gravel driveway access just past fenced in propane tank is access to this tract. Across the road from Land of Waterfalls RV park.**

Listing Information

DOM: **98** CDOM: **98** Closed Dt: **09/08/21** Slr Contr: **\$0**  
 UC Dt: **08/16/21** DDP-End Date: **08/31/21** Close Price: **\$155,000** LTC: **121**







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**TM1 24 Toxaway Court #TM 1 Lot 24, Lake Toxaway, NC 28747**

MLS#: <b>3515404</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8512-46-3809-000</b>	List Price: <b>\$160,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$160,000</b>
Subdivision: <b>Lake Toxaway Estates</b>	Tax Value: <b>\$350,000</b>	Zoning Desc: <b>444/381</b>	
Zoning: <b>no</b>			
Legal Desc: <b>TM 1 Lot 24R</b>			
Elevation: <b>3500-4000 ft. Elev.</b>			

General Information

Type: **Acres**  
 Can be Divided?: **Yes**  
 \$/Acres: **\$17,997.75**

Land Information

Approx Acres: **8.89**  
 Acres Cleared: **0.00**  
 Acres Wooded: **8.89**  
 Approx Lot Dim: **1,500**  
 Min Sqft To Build:  
 Prop Foundation:

Lot Desc: **Corner Lot, Hilly, Level, Long Range View, Mountain View, Natural Waterfall**

Additional Information

Prop Fin: **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: **Septic Needed**  
 Water: **Well Needed**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Features

Waterbody Name: **Lake Toxaway**  
 Lake/Water Amenities: **Boat Ramp – Community, Boat Slip (Lease/License)**  
 Comm Features: **Club House, Fitness Center, Golf Course, Lake, Lake Access, Outdoor Pool, Playground**  
 Access: **Paved Road** Street: **Paved**  
 Improvements: **None**  
 Suitable Use: **Gardening, Private Estate, Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Management: **Brian Dorry** HOA Phone: **828-966-9453** Assoc Fee: **\$1392/Annually**  
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Major, new price reduction. Seller must sell. Choose one of two gently sloping homesites, both with clearable panoramic mountain views, a lake view window and the rushing sound of a waterfall. So much potential. The stream could be enlarged into a pond. The perfect spot for a getaway gazebo. Build hiking trails and create your own private wilderness. It's mere minutes down the mountain to the new clubhouse and the marina, where you have full access to Lake Toxaway, N.C.'s largest private lake. The community is equidistant to the charming town of Cashiers, and the dynamic town of Brevard where the arts, cycling and microbrewery cultures rule. Listing agents are happy to walk the property with you, as well as give you an overview of Lake Toxaway Estates.**

Directions: **From Brevard, cross the dam and after a mile, turn into the main entrance to Lake Toxaway Estates. Go 3.5 miles and turn left at the second stop sign. Quick left up Toxaway Drive. Bear right at the top of the hill, staying on Toxaway Drive. Take 2nd left on Toxaway Court. Property begins on the corner of Toxaway Ct. and Toxaway Drive. Enter parcel along access road which runs along left boundary of the property. Walk up to the wooden staircase on rt.**

Listing Information

DOM: **753** CDOM: **753** Closed Dt: **09/13/21** Slr Contr: **\$0**  
 UC Dt: **06/30/21** DDP-End Date: **09/30/21** Close Price: **\$160,000** LTC: **830**



Panoramic long range mountain vi...

Make a right into Toxaway Court. ...



This is the wide path (a right of w...

Walk up to the level building site, ... A dramatic panoramic view with s...



Continue up the gentle slope to b...

Plenty of large, level spaces.



Looking down at the view from bu...

Heading toward Toxaway Drive an...

Sounds of rushing water can be h...



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**Lot 25 Elk Mountain Trail #M25, Brevard, NC 28712**

MLS#: <b>3765845</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8587-71-8566-000</b>	List Price: <b>\$190,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$175,000</b>
Subdivision: <b>Straus Park</b>	Tax Value: <b>\$262,500</b>	Zoning Desc:	
Zoning: <b>GR4</b>		Deed Reference: <b>767/378</b>	
Legal Desc: <b>as described in PF 7 slide 457</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			

General Information

Type: **Lot No**  
 Can be Divided?: **No**  
 \$/Acre: **\$176,767.68**

Land Information

Approx Acres: **0.99**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,850**  
 Prop Foundation:

Lot Desc: **Long Range View, Mountain View, Sloping, Trees, Views, 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: **Publicly Maintained Road**

School Information

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

Utility/Plan Information

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

Recent: **09/20/2021 : Sold : UCS->CLOSD**

Features

Fixtures Exceptions: **No**  
 Comm Features: **Club House, Lake, Recreation Area, Sidewalk, Street Lights, Tennis Court(s), Walking Trails**  
 Access: **Street: Paved**  
 Suitable Use: **Residential**

Association Information

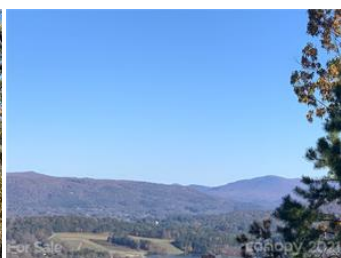
Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$770/Annually**

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.**

Listing Information

DOM: **10** CDOM: **10** Closed Dt: **09/20/21** Slr Contr: **\$0**  
 UC Dt: **07/31/21** DDP-End Date: **09/14/21** Close Price: **\$175,000** LTC: **59**







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**39 Round Top Mountain Crest Road #39 ER, Sapphire, NC 28774**

MLS#: <b>3753151</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8511-46-7133-000</b>	List Price: <b>\$198,500</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$188,000</b>
Subdivision: <b>Burlingame</b>	Tax Value: <b>\$168,750</b>	Zoning Desc:	
Zoning: <b>none</b>		Deed Reference: <b>319</b>	
Legal Desc: <b>ER 39 ROUNDTOP MTN RD</b>			
Elevation: <b>3000-3500 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acre: **\$133,333.33**

Land Information

Approx Acres: **1.41**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **1,500**  
 Prop Foundation: **N/A**  
 Lot Desc: **Long Range View, Mountain View, Trees, Views, Wooded**

Additional Information

Prop Fin: **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: **Septic Needed**  
 Water: **Public Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **09/24/2021 : Sold : UCNS->CLOSD**Features

Fixtures Exceptions: **No**  
 Comm Features: **Dog Park, Picnic Area, Playground, Recreation Area, Walking Trails**  
 Access: **Paved Road**  
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required**  
 HOA Management: **Burlingame POA**  
 HOA Email: **Kirk@burlingamepoa.com**  
 Subj to CCRs:  
 HOA Phone: **828-862-3764**  
 HOA 2 Email:  
 HOA Subj Dues: **Mandatory**  
 Assoc Fee: **\$1200/Annually**

Remarks

Public Remarks: **You won't find any view better than the one from this large 1.41 acre lot. Not only is the view spectacular and multi layered but the seller has offered to Include the set of house plans custom designed just for this property. Septic permit has been approved for a four bedroom house. Look for the survey ribbons marking a trail to the proposed building site.**  
 Directions: **Hwy 64 to main entrance of Burlingame. Turn left on Club Drive and follow .5 mile to left on Winding Creek Road. Follow .8 miles to left on Beaver Dam Rd, go over dam and continue up hill about .4 mile to 3rd left on Round Top Mountain Road. Take first road on right and then immediate left on Round Top Mountain Crest Road. Go up hill passing both houses and lot is on the right just after curve.**

Listing Information

DOM: **105**  
 UC Dt: **09/07/21**  
 CDOM: **105**  
 DDP-End Date:  
 Closed Dt: **09/24/21**  
 Close Price: **\$188,000**  
 Slr Contr: **\$0**  
 LTC: **122**



Prepared By: Billy Harris

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**210 Hamilton Road, Penrose, NC 28766-8781**MLS#: **3627315**Status: **Closed**

Subdivision:

Zoning: **NONE**Legal Desc: **SR 1561**Elevation: **2500-3000 ft. Elev.**Category: **Lots/Acres/Farms**Tax Location: **Transylvania**Tax Value: **\$60,530**Parcel ID: **9516-76-1060-000**County: **Transylvania**

Zoning Desc:

Deed Reference: **844/112-114**List Price: **\$299,000**Sales Price: **\$280,000**General Information

Type: **Lot**  
 Can be Divided?:  
 \$/Acres: **\$91,205.21**

Land Information

Approx Acres: **3.07**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc: **Fruit Trees**

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

Utility/Plan Information

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

Recent: **09/25/2021 : Sold : UCS->CLOSD**Features

Fixtures Exceptions: **No**  
 Exterior Feat: **Barn(s), Hay Shed, Outbuilding, Outdoor Fireplace, Shed(s), Underground Power Lines, Wired Internet Available**  
 Access: **Gravel Road, State Road** Street: **Gravel**  
 Suitable Use: **Commercial, Farmland, Gardening, Horse Farm, Multi-Family, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential, Subdevelopment**  
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **Perfect homestead tucked in the French Broad River valley between Dupont State Forest and Pisgah National Forest. The location is convenient to both Brevard and Hendersonville along easy level roads. This beautiful little pasture paradise is suitable for just about all your mountain lifestyle desires. Incredible natural light and sunshine. With all the infrastructure already available this property is ready for immediate enjoyment. Whether that means RV living or an ideal building site for a future estate. Some additional features include, Fruit trees: 2 peach and 4 apple, Small creek along property, 3 water sources, 2007 Holiday Rambler Presidential RV - Separate Electric in RV, Large 2 story Barn w/ Electric, Husqvarna Riding mower (2018 serviced), Wood chipper, Kawasaki Mule (2019 serviced), Portable generator (older model) . That might be the best list of utilitarian toys included with a ideal property in the mountains of Western North Carolina. Schedule your showing today!**

Directions: **From downtown Brevard, head northeast on S Broad St toward E Main St. Turn right toward State Rd 1504/Old Hendersonville Hwy. Merge onto State Rd 1504/Old Hendersonville Hwy. Continue to follow Old Hendersonville Hwy. Turn right onto Everett Rd. Turn right onto Crab Creek Rd. Turn left onto Hamilton Rd. Turn left to stay on Hamilton Rd. 210 Hamilton Road will be on the right.**

Listing Information

DOM: **443**  
 UC Dt: **08/30/21**

CDOM: **443**  
 DDP-End Date: **09/20/21**

Closed Dt: **09/24/21**  
 Close Price: **\$280,000**

Slr Contr: **\$0**  
 LTC: **468**







Prepared By: Billy Harris



**B Hunter's Ridge #Parcel B, Brevard, NC 28712**

MLS#: <b>3469860</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8591-39-3822-00</b>	List Price: <b>\$299,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$285,000</b>
Subdivision: <b>Big Hill</b>	Tax Value: <b>\$254,230</b>	Zoning Desc:	
Zoning: <b>none</b>		Deed Reference: <b>703</b>	
Legal Desc: <b>Parcel B 25.68 acres in Big Hill see pf</b>			
Elevation: <b>2500-3000 ft. Elev.</b>			

General Information

Type: **Lot**  
 Can be Divided?: **Yes**  
 \$/Acres: **\$11,098.13**

Land Information

Approx Acres: **25.68**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

Lot Desc:

**Adjoins Nat/State Forest, Green Area, Private, Rolling, Sloping, Stream/Creek, Trees, Views, 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: **None**  
 Water: **None**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **09/30/2021 : Sold : UCS->CLOSD**Features

Comm Features: **None**  
 Access: **Gravel Road, Paved Road, Private Road, Privately Maintained Rd.** Street:  
 Improvements: **None**  
 Suitable Use: **Private Estate, Residential, Subdevelopment**

Association Information

Subject To HOA: **Required** Subj to CCRs: **No** HOA Subj Dues: **Mandatory**  
 HOA Management: HOA Phone: Assoc Fee: **\$0/Annually**  
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Legacy tract adjoining the new Headwaters State Park, enjoy rolling hardwood forest mountain views and creek. Bordered by green space and State Park. When sold and or developed, they will be subjected to Phase I or II Declarations "as modified as the Developer sees fit". Thus, restrictions can be added, deleted or modified with and in the interest of the new buyer/developer. However, always subject to a minimum size of no smaller than one (1) acre. Development/private estate endless opportunities**  
 Directions: **276 South to right on East Fork Road to left into Big Hill right on Sandy Lane to left on Laurel Thicket right on Green Hollow to right Hunters Ridge cross bridge see trail on left and sign.**

Listing Information

DOM: **875** CDOM: **1,231** Closed Dt: **09/30/21** Slr Contr: **\$0**  
 UC Dt: **06/21/21** DDP-End Date: **08/18/21** Close Price: **\$285,000** LTC: **976**







**TBD Slick Fisher Road, Lake Toxaway, NC 28747**

MLS#: <b>3704093</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8523-41-0485-000</b>	List Price: <b>\$1,450,000</b>
Status: <b>Closed</b>	Tax Location: <b>Transylvania</b>	County: <b>Transylvania</b>	Sales Price: <b>\$1,050,000</b>
Subdivision:	Tax Value: <b>\$908,130</b>	Zoning Desc:	
Zoning: <b>None</b>		Deed Reference: <b>329/376</b>	
Legal Desc: <b>70 acres off Slick Fisher Road parcel F as described in Deed Book 329/376</b>			
Elevation: <b>3000-3500 ft. Elev.</b>			

General Information

Type: **Acres**  
 Can be Divided?: **Yes**  
 \$/Acres: **\$15,000.00**

Land Information

Approx Acres: **70.00**  
 Acres Cleared: **10.00**  
 Acres Wooded: **60.00**  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

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:

**Creekfront, Long Range View, Mountain View, Pasture, Paved Frontage, Private, Rolling, Sloping, Stream/Creek, Trees, Views, 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: **Publicly Maintained Road**  
 Additional Parcels: **8523-42-0108,85223-30-7169**

Recent: **09/28/2021 : Sold : UCS->CLOSD**Features

Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Access: **State Road** Street: **Paved**  
 Suitable Use: **Horse Farm, Pasture/Grazing, Private Estate, Residential, Subdevelopment**

Association Information

Subject To HOA: **None** Subj to CCRs: HOA Subj Dues: **No**

Remarks

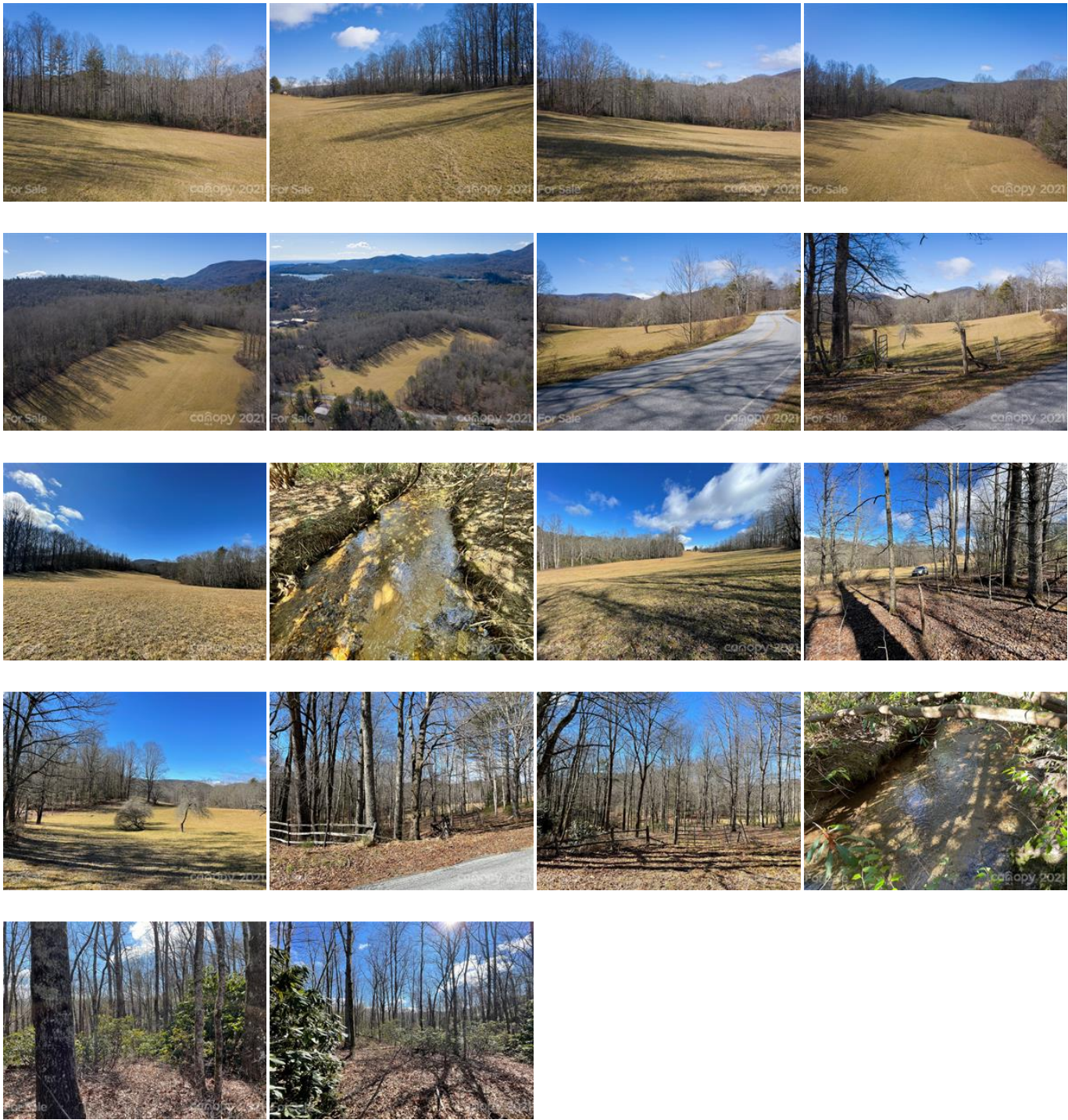
Public Remarks: **Unique opportunity to own 70 acres in Lake Toxaway with over 10 acres of rolling pasture with mountain views. The other 60 wooded acres offers many possibilities with rolling woods on the front 37 acres with a bold creek "Pounding Mill Branch". The back 22 acres can also be accessed off Lower Hawk Mountain road a gravel road. This section is steeper in nature but offers fantastic mountain views. This is a one of a kind opportunity just outside of Lake Toxaway Estates.**  
 Directions: **Highway 64 west from Brevard Right on Highway 281 left on Slick Fisher road 0.3 of a mile to property on left. See sign**

Listing Information

DOM: **200** CDOM: **200** Closed Dt: **09/28/21** Slr Contr: **\$0**  
 UC Dt: **08/22/21** DDP-End Date: **08/31/21** Close Price: **\$1,050,000** LTC: **237**







Prepared By: Billy Harris