



Cross Property Client Full

21 Bartlett Road #2, Weaverville NC 28787

MLS#: **3542919** Category: **Lots/Acres/Farms** Parcel ID: **9756753946** List Price: **\$69,500**
 Status: **Active** Tax Location: **Madison** County: **Madison**
 Subdivision: **none** Tax Value: **\$34,510** Zoning Desc:
 Zoning: **R-A** Deed Reference: **271/225**
 Legal Desc: **2.31 surveyed acres, Madison Co. PIN #9756.75.6965, Portion of DB/PG 271/225, Lot #2 of Plat BK/PG 7/790**



<u>General Information</u>		<u>School Information</u>	
Type:	Acreage	Elem:	Unspecified
Can be Divided?:	No	Middle:	Unspecified
\$/Acres:	\$30,086.58	High:	Unspecified
<u>Land Information</u>		<u>Utility/Plan Information</u>	
Approx Acres:	2.31	Sewer:	Septic Needed
Acres Cleared:	2.31	Water:	Well Needed
Acres Wooded:	0.00	Outbuildings:	No
Approx Lot Dim:		Dwellings:	No
Min Sqft To Build:	1,800	Bedrooms Septic:	
Prop Foundation:			
Lot Desc:	Mountain View, Open/Cleared, Pasture, Private, Trees		
<u>Additional Information</u>			
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		

Access: **County Road, Privately Maintained Rd.** Street: **Gravel**
 Suitable Use: **Pasture/Grazing, Private Estate, Recreational/2nd House, Residential**

Association Information

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

Public Remarks: **2.31 surveyed acres of well-laying land with a fabulous, south-facing house site that sits up on a knoll. It's hard to find property this nice! It lays so well that you will save money on your site work and your contractor will love the access. This property is easy to walk with an easy drive in and out. It is mostly in pasture with old-growth oak trees and a few apple trees that the deer enjoy. Very private and very scenic with plenty of wildlife grazing in your front yard. Located in Madison Co. but a Weaverville address. 12 min. to shopping in Weaverville and only 20 min. to DT Asheville. Light restrictions. There are two ROW's onto the property. Main driveway is a 1/4 mile private lane shared with only one other home (also for sale with an additional 6+ acres, see MLS 3428652). (listing agent is also the owner - buyers are encouraged to have their own buyers agent for this property)**

Directions: **12 min to Weaverville / 20 min to Asheville. I-26 past Weaverville to exit 13, Forks of Ivy. Right off ramp, immediate Left onto Old Mars Hill Hwy (in front of Shell Station). First Right on Hobson, First Left on Bartlett Road. Go 1.6 miles to mailbox #21 on the left (look for flag under mailbox). #21 is the gravel driveway on the left, immediately after mailbox #21. GPS is correct but may have some street names wrong. Property is Occupied -1/4 mile private drive shared with one home.**

Listing Information

Prepared By: Susan Young