



Cross Property Client Full

52 Ivy Meadows Drive #3, Weaverville NC 28787

MLS#: 3390002	Category: Lots/Acres/Farms	Parcel ID: 9756-73-6049	List Price: \$45,000
Status: Active	Tax Location: Buncombe	County: Buncombe	
Subdivision: Ivy Meadows	Tax Value: \$35,800	Zoning Desc: 4146/1635	
Zoning: OU		Deed Reference: 4146/1635	
Legal Desc: Lot #3 as recorded in PB/PG 0105/0190 of the Ivy Meadows Survey			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acre: **\$42,452.83**

Land Information

Approx Acres: **1.06**
 Acres Cleared: **1.06**
 Acres Wooded: **0.00**
 Approx Lot Dim: **1,500**
 Min Sqft To Build:
 Prop Foundation:
 Lot Desc: **Open/Cleared, Paved Frontage**

Additional Information

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

School Information

Elem: **North Buncombe/N. Windy Ridge**
 Middle: **North Buncombe**
 High: **North Buncombe**

Utility/Plan Information

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

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

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management:	HOA Phone:	Assoc Fee: \$500/Annually
Proposed Spcl Assess: No	Confirm Spcl Assess: Remarks	

Public Remarks: **Ivy Meadows is a beautiful community of charming, site built homes. It's tucked away in the countryside where you will enjoy the fresh air, sunshine and the sounds of nature. It's a wonderful retreat from city life yet a short 12-minute drive to Weaverville and only 20 minutes to Asheville! Lot #3 is 1.06 Survey acres. It's an open, grassy field where the possibilities for your home plans are endless! Minimum sq/ft is 1,500 with architectural review, underground utilities, and paved roads. (road repair and repaving is already scheduled and will be done in several phases)**

Directions: **from Asheville, take future I-26 West to the Barnardville/Jupiter exit, Exit 15. Right off of the ramp. Go 1.9 miles to a left on Ivy Hill Road. Stay RIGHT at the fork then LEFT at the bridge (staying on Ivy Hill) and continue up the hill. Turn LEFT into Ivy Meadows (well marked). You will pass two houses on the left then lot #2 is the first vacant lot on the left**

Listing Information

Prepared By: Susan Young