



Susan Young
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Cross Property Client Full

170 Sugar Creek Road #2, Weaverville NC 28787

MLS#: 3464089	Category: Lots/Acres/Farms	Parcel ID: 9765-63-6744-00000	List Price: \$25,000
Status: Active	Tax Location: Buncombe	County: Buncombe	
Subdivision: Cambrook Place	Tax Value: \$28,500	Zoning Desc: OU	
Zoning: OU		Deed Reference: 4522-1123	
Legal Desc: CAMBROOK PLACE LOT 2 - 1.002 surveyed acres according to plat 80 page 106			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$25,000.00**

Land Information

Approx Acres: **1.00**
 Acres Cleared:
 Acres Wooded: **0.78**
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Paved Frontage, Winter View, Wooded, Other - See Media/Remarks

Additional Information

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

School Information

Elem: **Unspecified**
 Middle: **North Buncombe**
 High: **North Buncombe**

Utility/Plan Information

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

Access: **County Road, Paved Road**
 Suitable Use: **Residential**

Street: **Paved**

Association Information

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

Public Remarks: **"Building your own home is about desire, fantasy. But it's achievable; anyone can do it." Bring your mobile home, modular home or build your custom mountain cabin! This perfect property is located on scenic Sugar Creek Road, only 25 minutes from Asheville and less than 15 minutes to shopping in Weaverville. It shares light, keep it clean Cambrook Place restrictions but sits just outside of the development on the county road. This means no road maintenance fees! Driveway and house site had previously been graded but has since grown over. Winter views are possible with some tree clearing. The survey states 1.002 acres and includes the road and the creek across the street but notes a boundary overlap at the creek. County tax plat shows approximately .78 acres of contiguous, usable land for your dream home (property up to road center - not including the creek).**

Directions: **Take I-26 west past Weaverville to Barnardsville exit 15. Right off of the ramp. Travel on Barnardsville Hwy to a Right on Sugar Creek Road (near D&D Grocery and almost across from Holcombe Branch Road). Travel approximately 1 mile on Sugar Creek Road to the property on the Left.**

Listing Information

Prepared By: Susan Young