

50 Gregory Hill Road, Fairview, North Carolina 28730-8636

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List \$: \$588,000

MLS#: 4414364

Category: Lots/Acres/Farms

County: Buncombe

Status: ACT

Parcel ID: 0605-39-0644-00000

Acres: 17.48

Legal Desc: DEED DATE:08/25/2016 DEED:5461-0243 SUBDIV:MICHAEL & VIRGINIA

Zoning: OU

City Tax Pd To: Fairview

Tax Val: \$285,600

Deed Ref: 5461-0243

Subdivision: none

OSN: Canopy MLS



General Information

Type: Farm
Can Divide?: Yes
\$/Acres: \$33,638.44
Levels:

School Information

Elem: Fairview
Middle: Cane Creek
High: AC Reynolds

Land Information

Apprx Acres: 17.48

Acres Cleared:

Acres Wood:
Min SF to Bld: 0

Prop Found:

Rd Frontage:

Lot Desc:

Restrictions:

Utility/Plan Information

Sewer: Septic Installed, Other - See Remarks
Water: Well Installed, Other - See Remarks

Dwellings: No

Beds Septic: 3

County Road, Private Road

Pasture, Private, Stream/Creek, Views, Wooded

Manufactured Home Allowed, Modular Allowed, No Restrictions, Other - See Remarks

Additional Information

Prop Finance: Cash, Conventional

Ownership: Seller owned for at least one year

Spcl Cond: Estate

Rd Respons: Privately Maintained Road

Lease Considered: No

Features

Lot Description: Pasture, Private, Stream/Creek, Views, Wooded

View: Long Range, Mountain(s), Year Round

Fixtures Exclsn: No

Exterior Cover:

Road Surface: Gravel, Other

Roof:

Other Equipmnt:

Suitable Use: Agricultural, Cattle, Development, Farm, Horses, Orchard, Pasture/Grazing, Poultry, Private Estate, Recreational/2nd House, Subdevelopment

Utilities: Electricity Connected, Underground Power Lines

Exterior Feat: Rainwater Catchment, Other - See Remarks

Doors:

Basement Dtls:

Road Frontage: County Road, Private Road

Patio/Porch:

Other Structure: Barn(s), Outbuilding

Horse Amenities: Barn, Horses Allowed, Riding Trail

Fire Sprinkler:

Association Information

Subject to HOA: None

Prop Spc Assess: /no representation

Spc Assess Cnfrm: /no representation

Subj to CCRs: No

HOA Subj Dues: No

Remarks Information

Public Rmrks: 17.48 Acres in Fairview: Views, Barn, & Several Building Sites! Escape to your private mountain sanctuary in highly desirable Fairview. This secluded 17.48-acre estate seamlessly blends total privacy with ultimate convenience, located just minutes from local dining, shopping, and schools, and a short 20-minute drive to downtown Asheville. It features a spacious 36' x 48' Morton-built horse barn equipped with electric, well water and septic, 5 - 12x12 stalls with direct turnout, watering stations, and 200-amp electrical service—perfect for an equestrian setup or a high-end barndominium conversion. Perched further up near the ridge is an ideal, level site with a 12' x 16' multi use shed with French doors and fully equipped with electric, water, and septic, offering miles of unobstructed, breathtaking mountain views. You have several homesites to choose from on this property! Capitalize on major recent improvements, including professional grading, newly installed culverts, and a retention pond. Interior roads give access to the expansive acreage, including woods, creeks, and upper and lower pastures that double as additional potential home sites. Whether you dream of a private family estate, a horse boarding facility, or a small subdivision, this mountain acreage is ready for your vision.

Directions: Fairview Rd, left on Village Rd, left on Garren Creek Road. 3.1 miles, right on Gregory Hill (road sign is gone - looks like two driveways, Gregory Hill is the one on the right, by the tan home). Follow the pavement to the red gate at the end. The gate is locked; an appointment is needed for the gate key. Once in the gate, the soil road straight ahead leads into the upper pasture and the woods with multiple house sites. The gravel road to

the right leads up to the barn. At the crest of the hill, turn left for the barn. The grass road to the right leads to the camping shed.

Listing Information

DOM: **0**
UC Dt:

CDOM: **0**
DDP-End Dt:

Slr Contr:
LTC: