

Cross Property Client Full

32 Thistle Lane #28, Fletcher, NC 28732

MLS#: 3795410	Category:	Lots/Acres/Farm:	Parcel ID: 9675-71-3940-000	List Price: \$235,000
Status: Active	City Taxes Paid To:	No City Taxes Paid	County: Buncombe	
Subdivision: The Farm At Cane Creek	Tax Value:	\$189,200	Zoning Desc:	
Zoning: RES			Deed Reference: 5938/0836	
Legal Desc: Lot 28, DB/P 5938/0836				



General Information

Type: **Lot**
 Can be Divided?:
 \$/Acre: **\$110,328.64**

Land Information

Approx Acres: **2.13**
 Acres Cleared:
 Acres Wooded: **2.13**
 Approx Lot Dim:
 Min Sqft To Build: **1,750**
 Prop Foundation: **Basement**
 Lot Desc: **Creekfront, Mountain View, Trees, Views, Wooded**

School Information

Elem: **Fairview**
 Middle: **Cane Creek**
 High: **AC Reynolds**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 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: **None**
 Fixtures Exceptions: **No**
 Comm Features: **Recreation Area, Walking Trails**
 Access: **Paved Road, Private Road** Street: **Paved**
 Improvements: **None**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**
 HOA Management: HOA Phone: Assoc Fee: **\$950/Annually**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **Build your home in one of the Asheville area's newest luxury communities. This 2.13 acre lot is bordered by a rushing creek and surrounded by beautiful mountain and valley views. Fully wooded for the privacy you're looking for, and easily buildable for the budget you were hoping for. Valid septic permit on file. Included are the tree topographical survey and site development plan. Be sure to view the Virtual Tour!**
 Directions: **Thistle Lane is not yet registered in GPS mapping systems. Please use GPS mapping to "Ivy Lane, Fletcher." Take Ivy Lane to a Right on Thistle Lane. 32 Thistle Lane is on the corner of Thistle Lane and Deer Pass Drive. Lot 28.**

Listing Information

DOM: **379** CDOM: **379** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

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