Twenty-One Battery Park #702

THE REAL ESTATE CENTER

SPECIALIZING IN ASHEVILLE'S URBAN MARKET

Scott Carter
Cell: 828-215-9701
Office: 828-255-4663

www.recenter.com
scottcarter@recenter.com
159 S Lexington, Asheville, NC 28801

Twenty-One Battery Park # 702

Offered at $1,200,000

- **Top level unit on the southwest corner of the building; incredible views of downtown and the Blue Ridge Mountains**
- **Two bedroom, two bath unit with a master suite; master bath offers a steam shower, dual vanity and walk in closet**
- **Fireplace in living room and breakfast counter in kitchen**
- **Three balconies with access from both bedrooms offer plentiful, outdoor living space**
- **Floor to ceiling windows throughout; nine foot, vaulted ceilings**
- **Huge laundry room with high end cabinetry, sink and counter**
- **1900 square feet on one level**
- **Two parking spaces in parking garage**
- **Rooftop terrace, resident lounge and media room, fitness room, third floor club room**
- **Flat Iron Building to be converted to a boutique hotel**
- **Neighboring attractions include the historic Cambria, Grove Arcade, Early Girl Café and a multitude of shopping and dining opportunities**
- **Nearby city parking garage allows for convenient guest parking**

1 Asheville Museum of Science

2 Flat Iron Building

3 Pritchard Park

4 Wall Street Garage

5 Cambria Hotel

6 Grove Arcade

7 Asheville Pinball Museum

8 US Cellular Center

9 Basilica of St Lawrence

10 Hotel Indigo

Cross Property Client Full

21 Battery Park Avenue #702, Asheville NC 28801-2766

List Price: **$1,200,000**

MLS#:	**3441047**	Category:	**Condo/Townhouse**	Parcel ID	**9649-30-1572-C007B**
Status:	**Active**	Tax Location:	**Asheville**	County:	**Buncombe**
Subdivision:	**21 Battery Park**	Tax Value:	**$947,500**	Zoning:	**CBD**
Zoning Desc:		Complex:	**Battery Park Condominiu**	Deed Ref	**4795-825**
Legal Desc:	**BATTERY PK CONDOMINIUM U7B**			Lot/Unit	**702**
Approx Acres:	**0.00**	Approx Lot Dim:			
Lot Desc:				Elevation	

General Information

Type:	**1 Story**
Style:	**Traditional**
Construction Type:	**Site Built**

School Information

Elem:	**Unspecified**
Middle:	**Unspecified**
High:	**Unspecified**

HLA

		Unheated Sqft	
Main:	**1,900**	Main:	**0**
Upper:	**0**	Upper:	**0**
Third:	**0**	Third:	**0**
Lower:	**0**	Lower:	**0**
Bsmnt:	**0**	Bsmt:	**0**
Above Grade:	**1,900**		
Total:	**1,900**	Total:	**0**

Additional Sqft: **0**

Bldg Information

Beds:	**2**
Baths:	**2/0**
Year Built:	**2004**
New Const:	**No**
Construct Status:	
Builder:	
Model:	
Pets:	

Additional Information

Prop Fin:	
Assumable:	**No**
Ownership:	**Seller owned for at least one year**
Special Conditions:	**None**
Road Responsibility:	**Publicly Maintained Road**

Recent: **10/16/2018 : NEWs : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	**2**	**2/0**	**Bathroom(s), Bedroom(s), Breakfast, Dining Area, Entry Hall, Family Room, Kitchen, Laundry, Master Bedroom**

Features

Lake/Water Amenities:	**None**				
Parking:	**Keypad Entry, Parking Garage, Parking Space - 2**			Main Level Garage:	**No**
Driveway:	**None**	Doors/Windows:			
Laundry:	**Main, Laundry Room**	Fixtures Exceptions:	**No**		
Foundation:	**Concrete**				
Fireplaces:	**Yes, Gas Logs, Living Room**				
Floors:	**Carpet, Tile, Wood**				
Equip:	**Ceiling Fan(s), Dishwasher, Disposal, Dryer, Gas Range/Oven, Microwave, Refrigerator**				
Interior Feat:	**Breakfast Bar, Built-Ins, Cable Available, Vaulted Ceiling, Walk-In Closet(s), Window Treatments, Other - See Media/Remarks**				
Exterior Const:	**Concrete Block**				
Porch:	**Balcony, Covered, Porch-Wrap Around**	Roof:	**Flat**		
Street:	**Paved**				

Utilities

Sewer:	**City Sewer**	Water:	**City Water**		
HVAC:	**Central Air, Heat Pump - AC, Heat Pump - Heat**			Wtr Htr:	**Gas**

Association Information

Subject To HOA:	**Required**	HOA Subj Dues	**Mandatory**	Assoc Fee:	**/Monthly**
HOA Management:	**IPM**	HOA Management Ph:		HOA Email:	
Subject to CCRs:	**Yes**				

Condo/Townhouse Information

Entry Level:	**Main**	Unit's Level In Bldng:	**7**	Land Included:	**No**

Remarks

Public Remarks: **Top floor condo on the southwest corner of prestigious 21 Battery Park. Three balconies offer luxury outdoor living along w/ stunning, views of downtown Asheville and the Blue Ridge Mountains beyond. Secured garage parking for 2 vehicles w/ city owned parking garage across the street for guest. One of the best rooftop terraces in downtown to include a well equipped fitness center, a furnished media room w/ wet bar, flat screen, and a half bath. Floor to ceiling windows throughout flood the living spaces and bedrooms w/ natural light. Large living/dining area w/ fireplace. Motorized shades throughout. The spacious master suite accesses the balcony and a large MBA w/ steam shower & double vanity. The guest BR also opens to a balcony and provides guests a luxurious bath with jetted tub. Large laundry room has high end cabinets, sink & large counter area. Neighbors include the Cambria, Flatiron building (under contract with hotel developer), The Historic Grove Arcade and much more.**

Directions: **From I-240 take the Patton Ave exit and head east into downtown. Left on Flint St, left on Battery Park Ave and building is on the right.**

Listing Information

DOM:	**0**	CDOM:	**0**	Closed Dt:	
UC Dt:		DDP-End Date:		Close Price:	
Slr Contr:					
LTC:					

Prepared By: Scott Carter

©2014 CarolinaMLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 10/16/2018 10:58:04 AM

Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.