

# *Twenty-One Battery Park Avenue, Unit 702*



— THE —  
**REAL  
ESTATE**  
— CENTER —

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# Property Features

- ⇒ 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
- ⇒ Two parking spaces in parking garage
- ⇒ Rooftop terrace, resident lounge and media room, fitness room, third floor club room
- ⇒ Flat Iron Building proposed 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
- ⇒ OFFERED FOR A REDUCED PRICE OF \$1,128,000









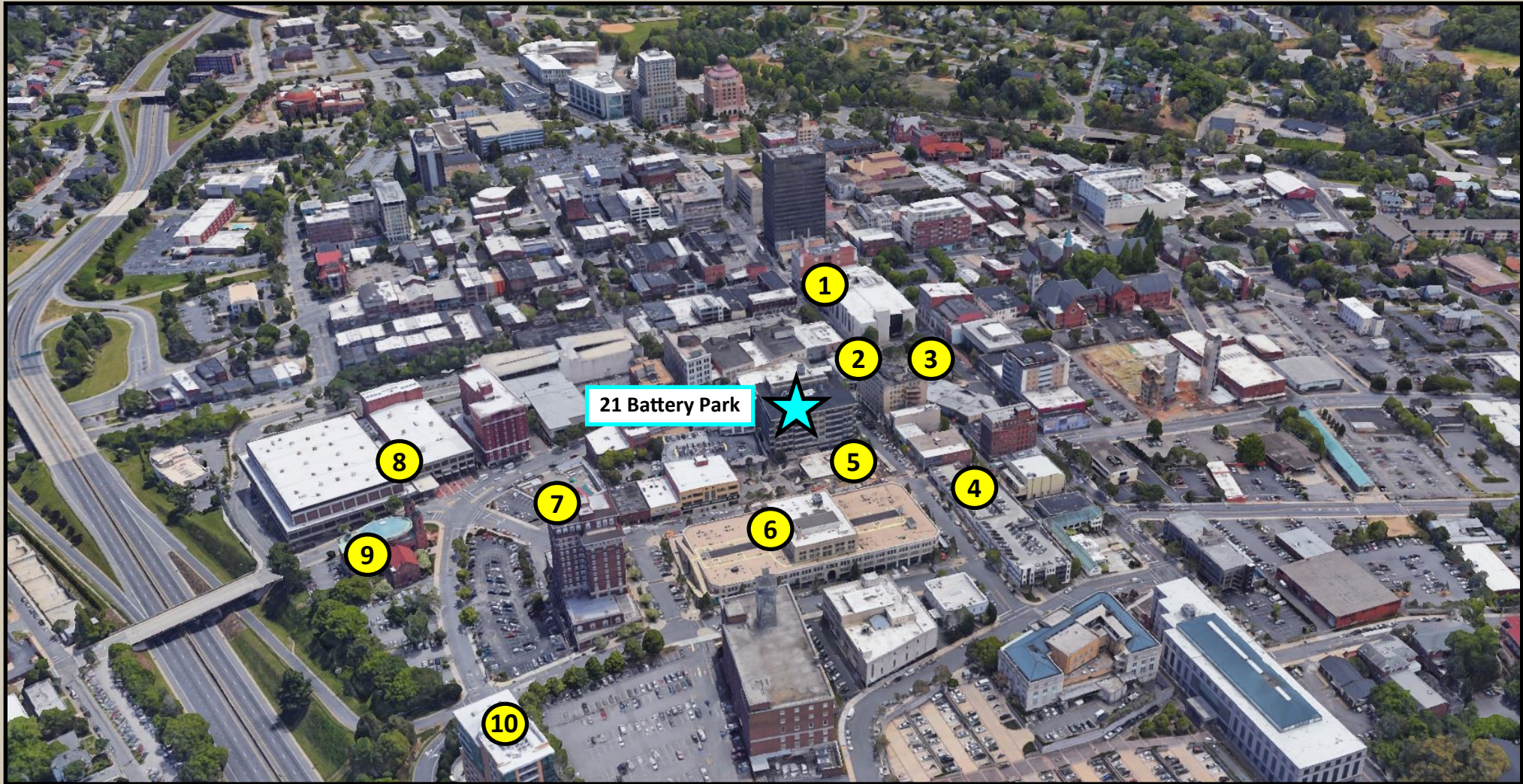








# *Neighboring Attractions*



- |                                |                             |
|--------------------------------|-----------------------------|
| 1. Asheville Museum of Science | 6. Grove Arcade             |
| 2. Flat Iron Building          | 7. Asheville Pinball Museum |
| 3. Pritchard Park              | 8. US Cellular Center       |
| 4. Wall Street Garage          | 9. Basilica St. Lawrence    |
| 5. Cambria Hotel               | 10. Hotel Indigo            |



**21 Battery Park Avenue #702, Asheville NC 28801-2766**MLS#: **3441047**Status: **Active**Subdivision: **21 Battery Park**

Zoning Desc:

Legal Desc: **BATTERY PK CONDOMINIUM U7B**Approx Acres: **0.00**

Lot Desc:

Category:

Tax Location:

Tax Value: **\$947,500**

Complex:

Approx Lot Dim:

Condo/Townhouse

Asheville

Battery Park Condominiums

Parcel ID: **9649-30-1572-C007B**County: **Buncombe**Zoning: **CBD**Deed Ref: **4795-825**Lot/Unit #: **702**List Price: **\$1,128,000**

Elevation:

General Information

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

HLA  
 Main: **1,900**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,900**  
 Total: **1,900**

Unheated Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

Additional Sqft: **0**School Information

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

Bldg Information

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

Garage Sqft:

Additional Information

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

Recent: **03/27/2019 : DECR : \$1,200,000->\$1,128,000**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**  
 Driveway: **None**  
 Laundry: **Main, Laundry Room**  
 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:**  
 Street: **Paved**

Main Level Garage: **No**

Doors/Windows:  
 Fixtures Exceptions: **No**

**Flat**Utilities

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

Association Information

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

Condo/Townhouse Information

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

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.**