

865 & 867 Haywood Road, West Asheville

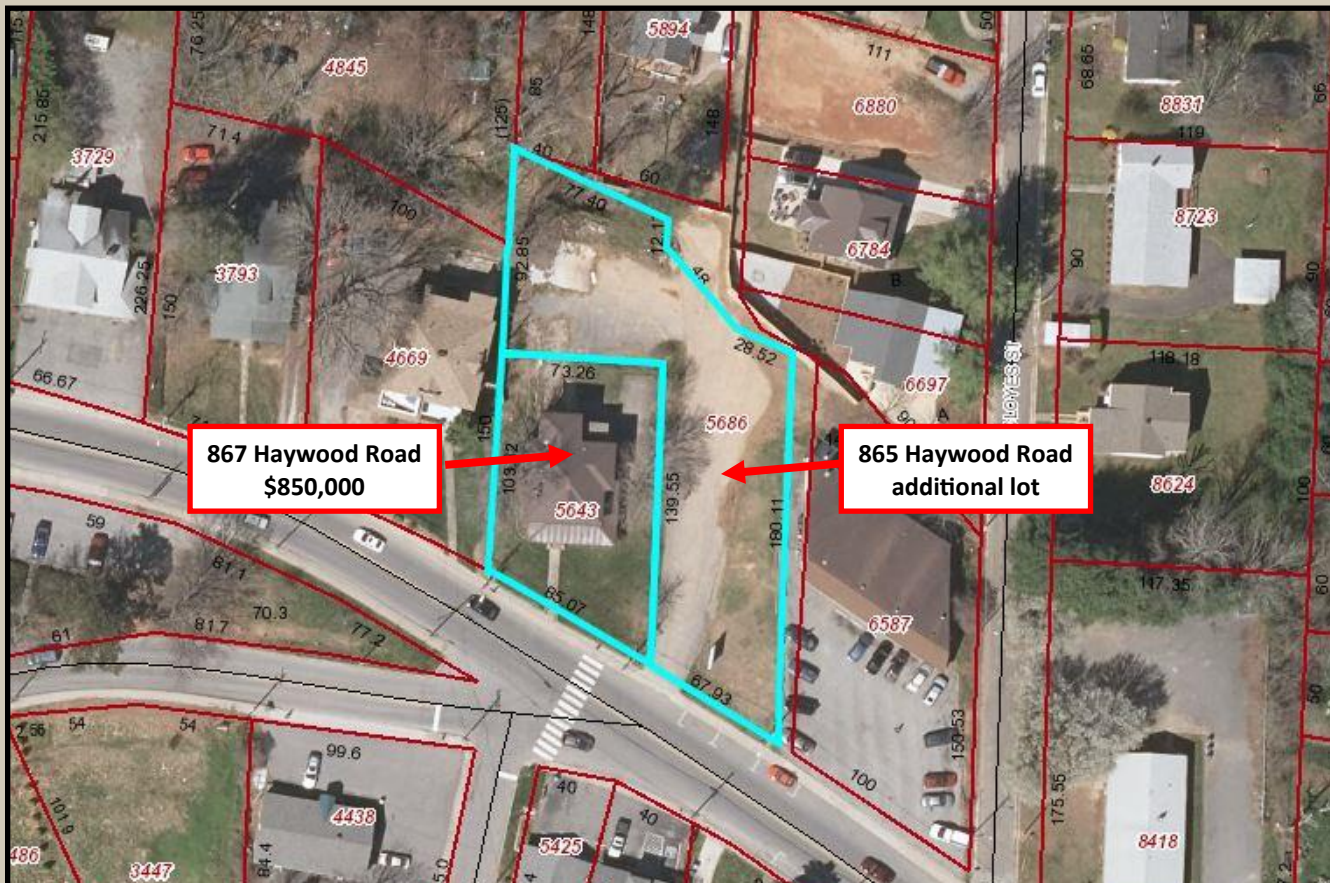


THE
REAL
ESTATE
CENTER

Scott Carter
Cell: 828-215-9701
Office: 828-255-4663
scottcarter@recenter.com
159 S Lexington, Asheville, NC 28801
www.recenter.com

Executive Summary

Historic 2-story brick building that has been completely gutted and restored while retaining it's charming details! Permitted for short term rentals which is a rare grandfathered use no longer allowed on Haywood Road—great income potential! Offering includes additional level building lot; plans for a restaurant with roof terrace convey with code-compliant plans already in place with the City of Asheville. Zoning requires any building on vacant lot to be at least two stories and allows for commercial, restaurant, multi-family or mixed-use. Located on Haywood Road in popular West Asheville, walking distance to Izzy's, Isis Music Hall, The Village on Haywood, Universal Joint, Westville Pub, West End Bakery, and The Hop West.



CLICK [HERE](#) FOR VIDEO LINK!

- ⇒ \$1,175,000 for both parcels
- ⇒ \$750,000 for 867 Haywood
- ⇒ **Permitted for Short Term Rentals!**
- ⇒ Renovations include all new wiring, plumbing, sheetrock, light fixtures, plumbing fixtures, extensive deck, 2 new heat pumps, 2 new electrical panels
- ⇒ 2468 heated SF
- ⇒ Additional 1224 SF in basement
- ⇒ Epic mountain views
- ⇒ 2 full bathrooms
- ⇒ Originally built in 1925
- ⇒ Main level Wood Burning Fireplace
- ⇒ Offering includes 2 PINs
- ⇒ 153' Haywood Road frontage total
- ⇒ Approximately 0.58 acres total
- ⇒ HR-3: CRDR zoning allows for commercial, residential, or mixed-use
- ⇒ Fence in place





867 Haywood Road



867 Haywood Road - First Floor Unit 101



867 Haywood Road - Upstairs Unit 201





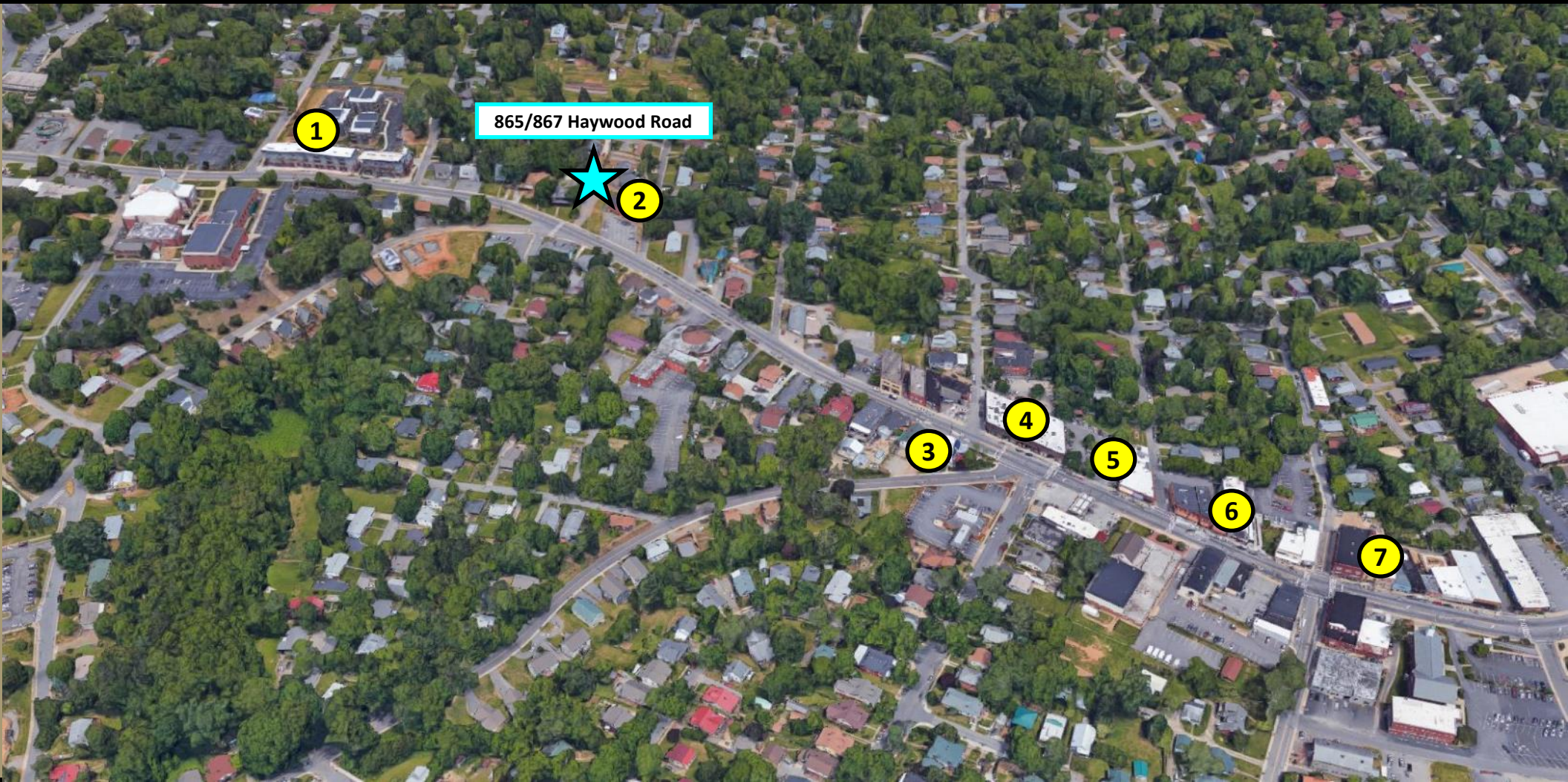
First Floor Unit

CLICK [HERE](#)
FOR
INTERACTIVE
FLOOR PLAN
LINK

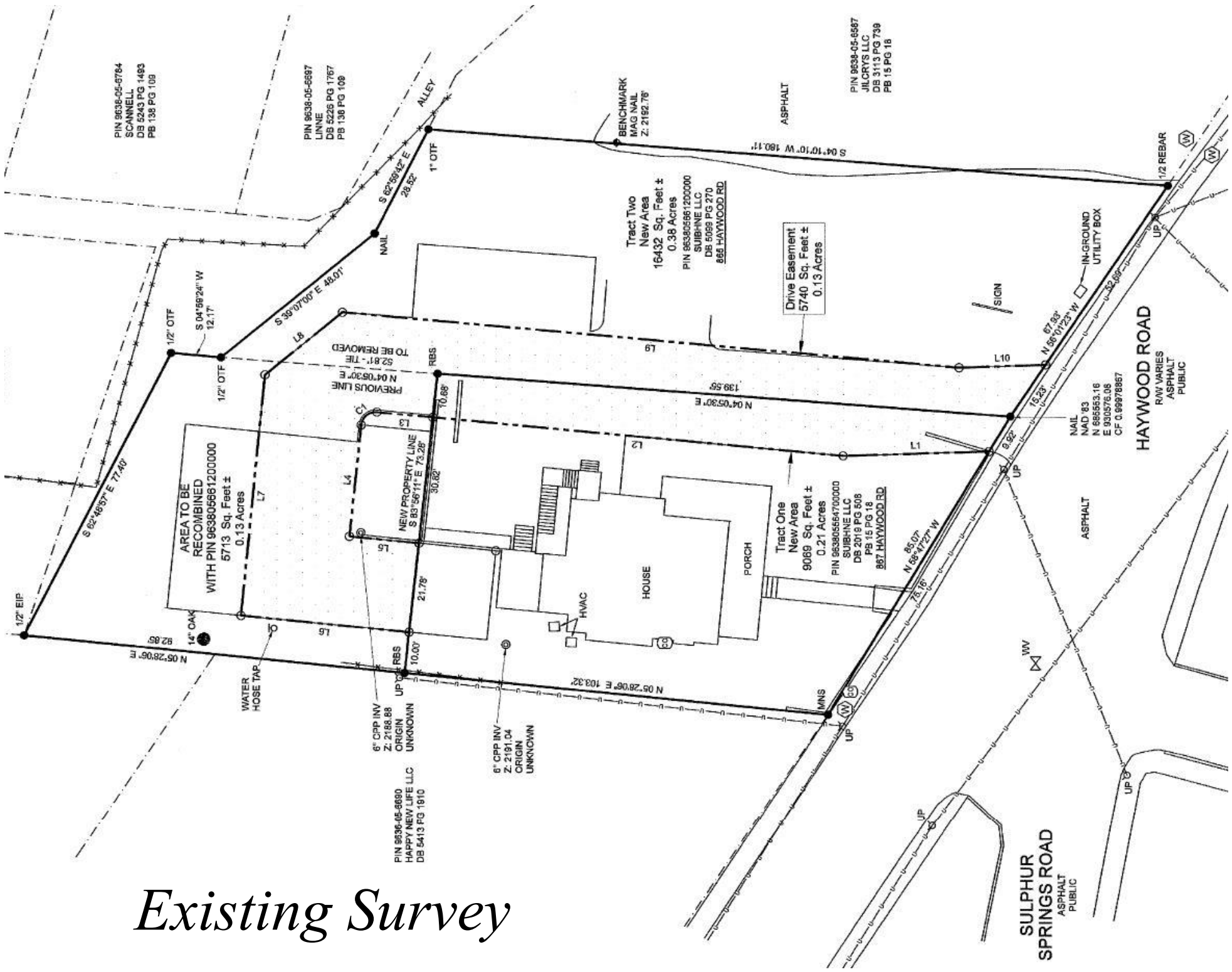


Upstairs Unit

Downtown West Asheville



- | | |
|-------------------------------|--------------------|
| 1. Haywood Village Apartments | 4. Westville Pub |
| 2. Dutch Girl Laundry | 5. West End Bakery |
| 3. Universal Joint | 6. Isis Music Hall |
| | 7. The Hop West |



PIN 9638-05-6764
SCANNELL
DB 5243 PG 1493
PB 138 PG 108

PIN 9638-05-6697
LINNE
DB 5226 PG 1767
PB 138 PG 108

PIN 9638-05-6567
JILCRYS LLC
DB 3113 PG 739
PB 15 PG 18

Tract Two
New Area
16432 Sq. Feet ±
0.38 Acres
PIN 963805661200000
SUBIRNE LLC
DB 5099 PG 270
866 HAYWOOD RD

Drive Easement
5740 Sq. Feet ±
0.13 Acres

Tract One
New Area
9069 Sq. Feet ±
0.21 Acres
PIN 963805664700000
SUBIRNE LLC
DB 2019 PG 506
PB 15 PG 18
887 HAYWOOD RD

AREA TO BE
RECOMBINED
WITH PIN 963805661200000
5713 Sq. Feet ±
0.13 Acres

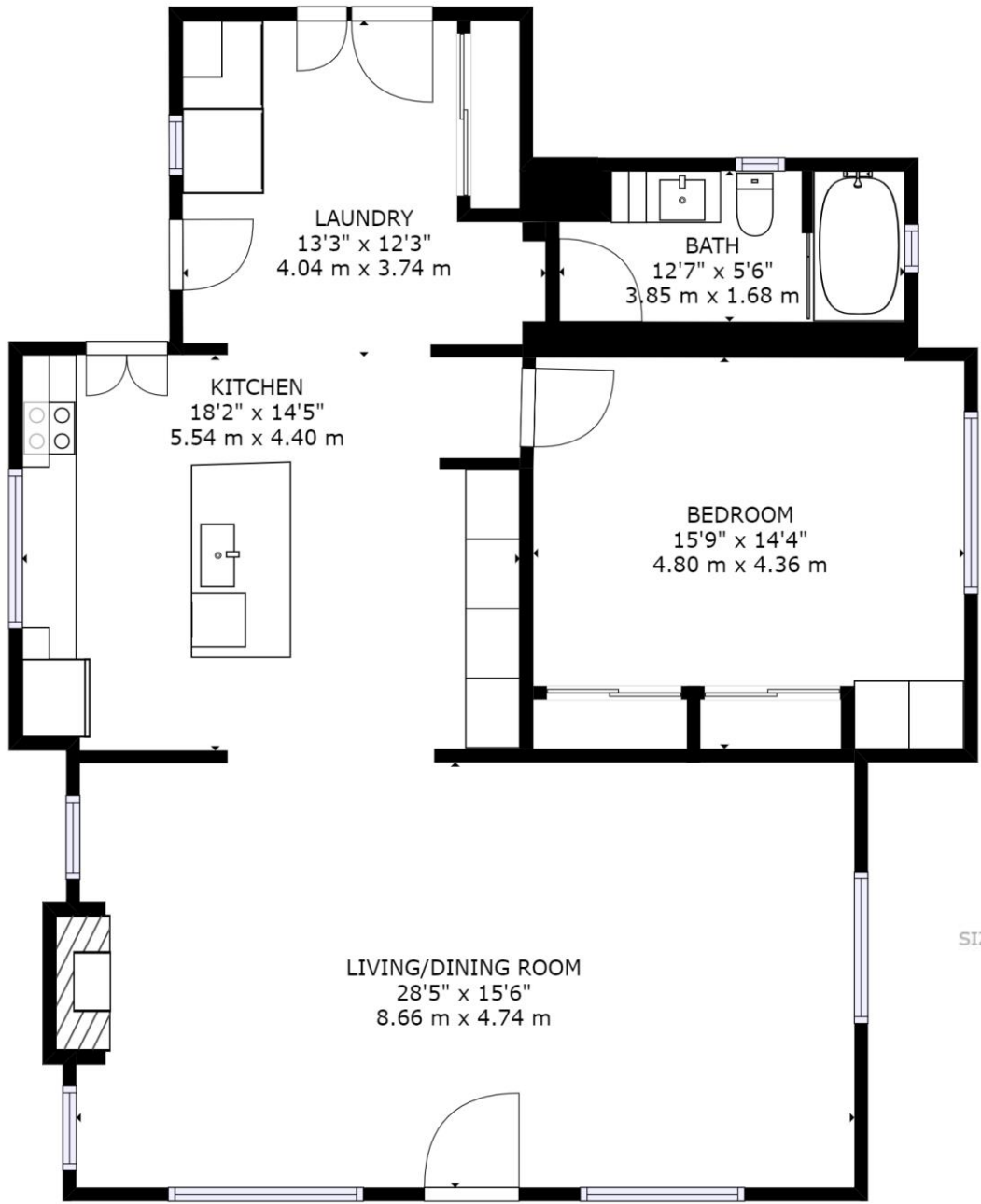
NEW PROPERTY LINE
S 83° 56' 11\"/>

PIN 9636-05-6690
HAPPY NEW LIFE LLC
DB 5413 PG 1810

6\"/>

6\"/>

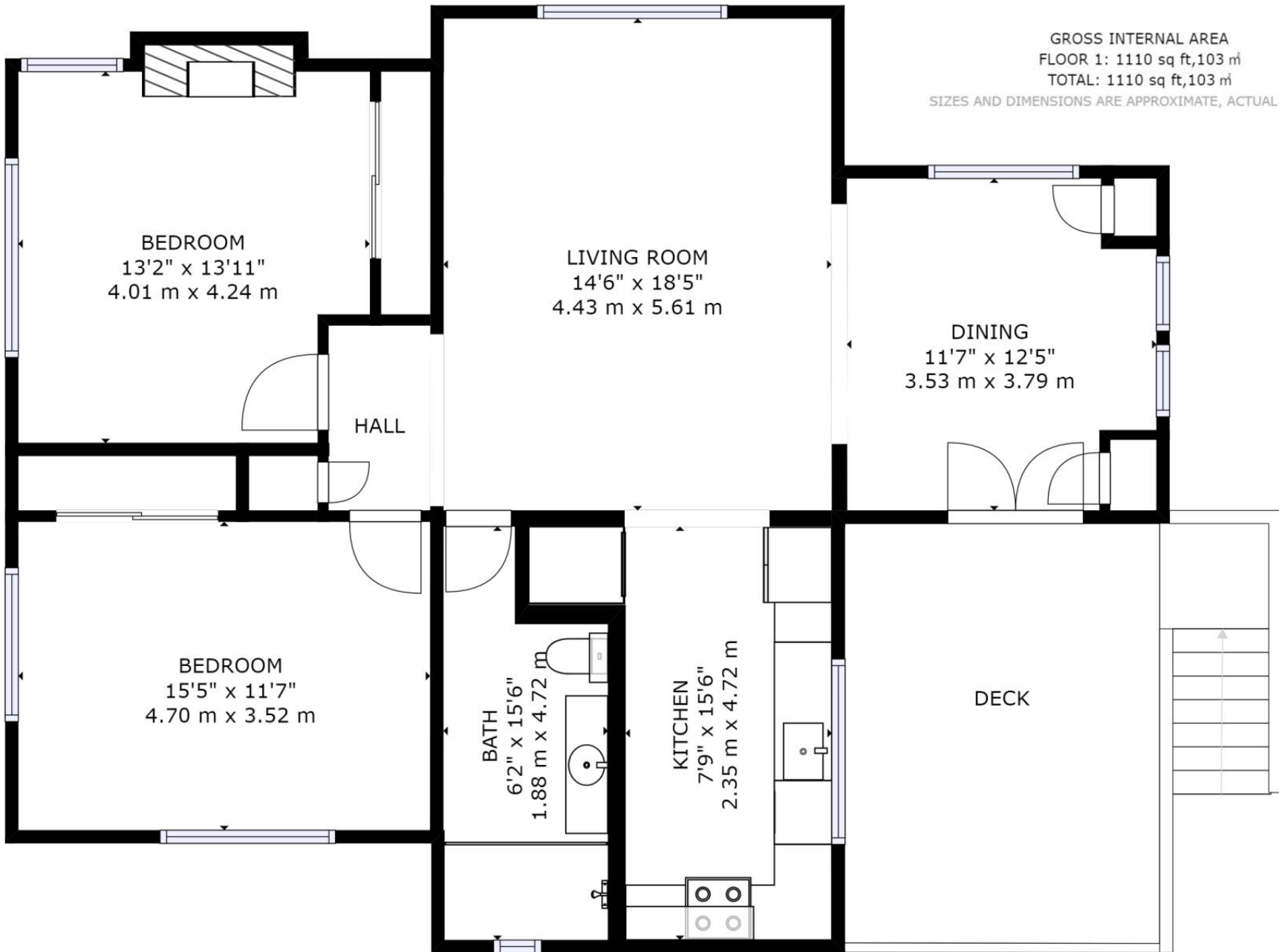
Existing Survey



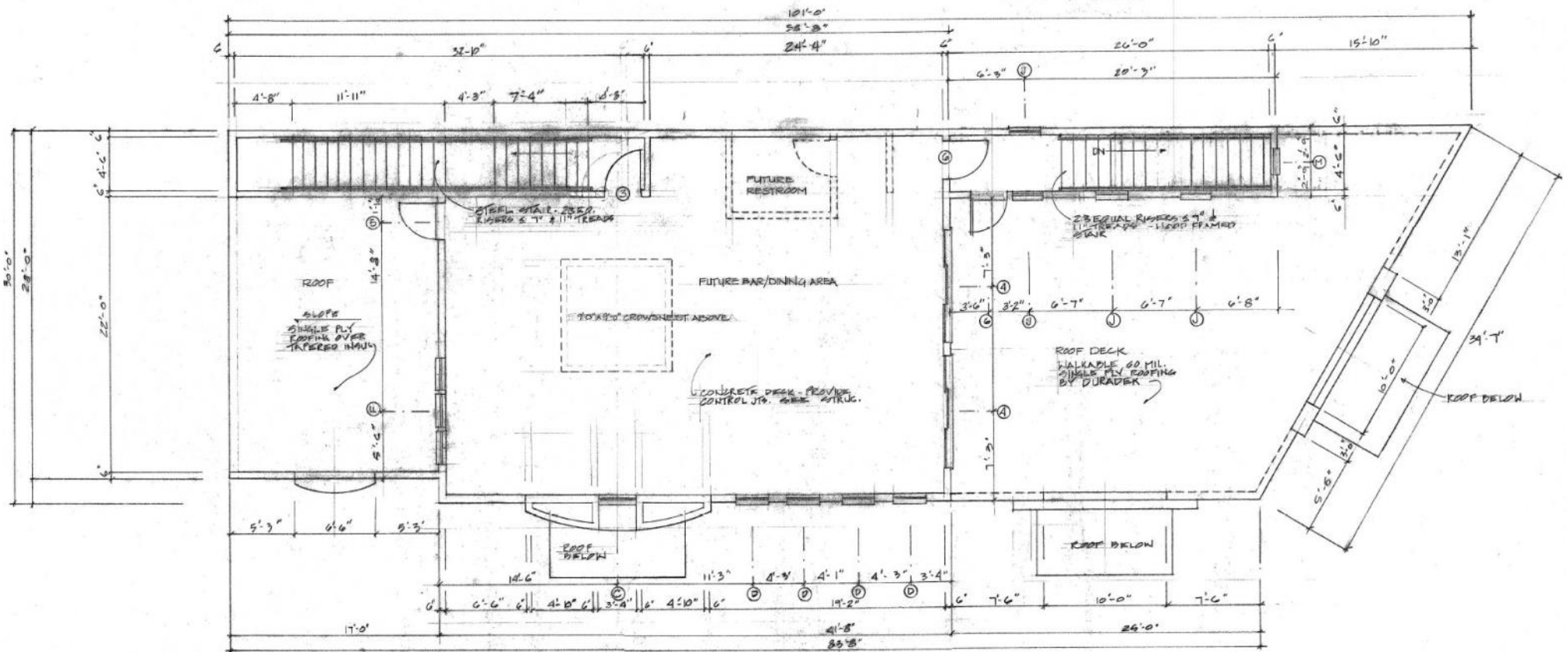
GROSS INTERNAL AREA
FLOOR 1: 1197 sq ft, 111 m²
TOTAL: 1197 sq ft, 111 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Existing First Floor Plan - 867 Haywood Road



Existing Second Floor Plan - 867 Haywood Road



Proposed Second Floor Plan for Building Lot

Conceptual Drawing for Additional Building Lot



Cross Property Agent Full

867 Haywood Road, Asheville NC 28806-3135

List Price: **\$1,175,000**

CMLS#: **3496361**
 Status: **Active**
 Subdivision:
 Zoning: **HR3**
 Legal Desc: **GEORGE STARNES SR 1**
 Approx Acres: **0.58**
 Lot Desc:

Category: **Multi-Family**
 Tax Location: **Asheville**
 Tax Value: **\$658,000**
 Deed Reference: **5753/0562**
 Approx Lot Dim:

Parcel ID: **9638-05-5643-00000**
 County: **Buncombe**
 Plat Book/Slide:
 Block/Section:

Elevation:



General Information

Type: **Duplex**
 Style:
 # Units: **2**

Bldg Information

Beds: **3** Green Cert:
 Baths: **2/0** HERS:
 Year Built: **1925** Units Proj:
 New Const: **No** Units Comp: **2**
 Construct Status:
 Builder:
 Model:
 Pet Allowed: **Conditional**

Additional Information

Prop Fin:
 Assumable: **No** Occupant Type: **Vacant**
 Ownership: **Seller owned for at least one year**
 Owner Responsible: **Other - See Media/Remarks**
 Tenant Responsible: **Other**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Asheville City**
 Middle: **Asheville**
 High: **Asheville**

Soft Information

Bsmnt: **0**
 Additional Sqft:
 Sqft Unheat Bsmnt: **1,224**
 Total: **2,468**
 Garage Sqft:

Recent: **07/09/2019 : DECR : \$1,280,000->\$1,175,000**

Other Rooms: **Dining Room, Kitchen, 2nd Kitchen, Living Room**

Features

Parking Total:	Driveway	Main Level Garage:	No
Parking:	Other	Fixtures Exceptions:	No
Laundry:	Basement		
Foundation:			
Fireplaces:			
Equip:	Microwave, Oven, Refrigerator		
Exterior Const:	Other	Construction Type:	Site Built
Street:		Utilities:	
Sewer:	City Sewer	Water:	City Water
HVAC:	Heat Pump - AC, Heat Pump - Heat	Wtr Htr:	Other
Subject To HOA:	None	Subj to CCRs:	HOA Subj Dues:
		Remarks:	

Public Remarks: **Permitted for short-term rentals - great income potential! Located on booming Haywood Road in popular West Asheville. This historic 2-story brick building has been completely gutted and restored while retaining its charming details! Recent high-end renovation includes 2 new heat pumps and 2 electrical meters for each unit. 2 gracious livable units with loads of character. 2 Large stunning kitchens, metal roof, new windows, new plumbing and high-end appliance package. Unit-101 is a 1BR/1BA with amazing view from its wraparound balcony. Unit-201 is a 2BR/1BA with incredible views from the kitchen and balcony. Offering includes additional PIN#9638-05-5686, a 0.38 acre level building lot zoned HR-3. Lot has great potential for row houses, mixed use or apartments. Plans for a restaurant with roof deck on additional lot convey with permits already in place with the City of Asheville. See brochure for details. Zoning allows for commercial, restaurant, or mixed-use.**

Instructions: **Call Listing Office**
 Directions: **In central West Asheville on Haywood Road, directly across the intersection of Sulpher Springs Road.**

Listing/Agent/Office Information

DOM: 76	CDOM: 76	TOM Dt:	Expiry Dt: 12/31/19
Mkt Dt: 04/24/19	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-651-8883		Agent Phone: 828-255-4663	
List Agent: Scott Carter (scca54851)		Office Ph: 828-255-4663	
Office: The Real Estate Center (NCM16200)		Transaction Broker:	Bonus:
Buyer Agency: 3%	Sub Agency: 0%	Seller Name: Sweeney	
Named Prosp: No	Dual/Var: No	Full Service: Yes	
Web Url:			

Prepared By: Scott Carter