

125 Christ School Rd, Arden

[Aerial Video Tour](#)

[Photo Tour](#)



THE
REAL
ESTATE
CENTER

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

Executive Summary



\$1,500,000

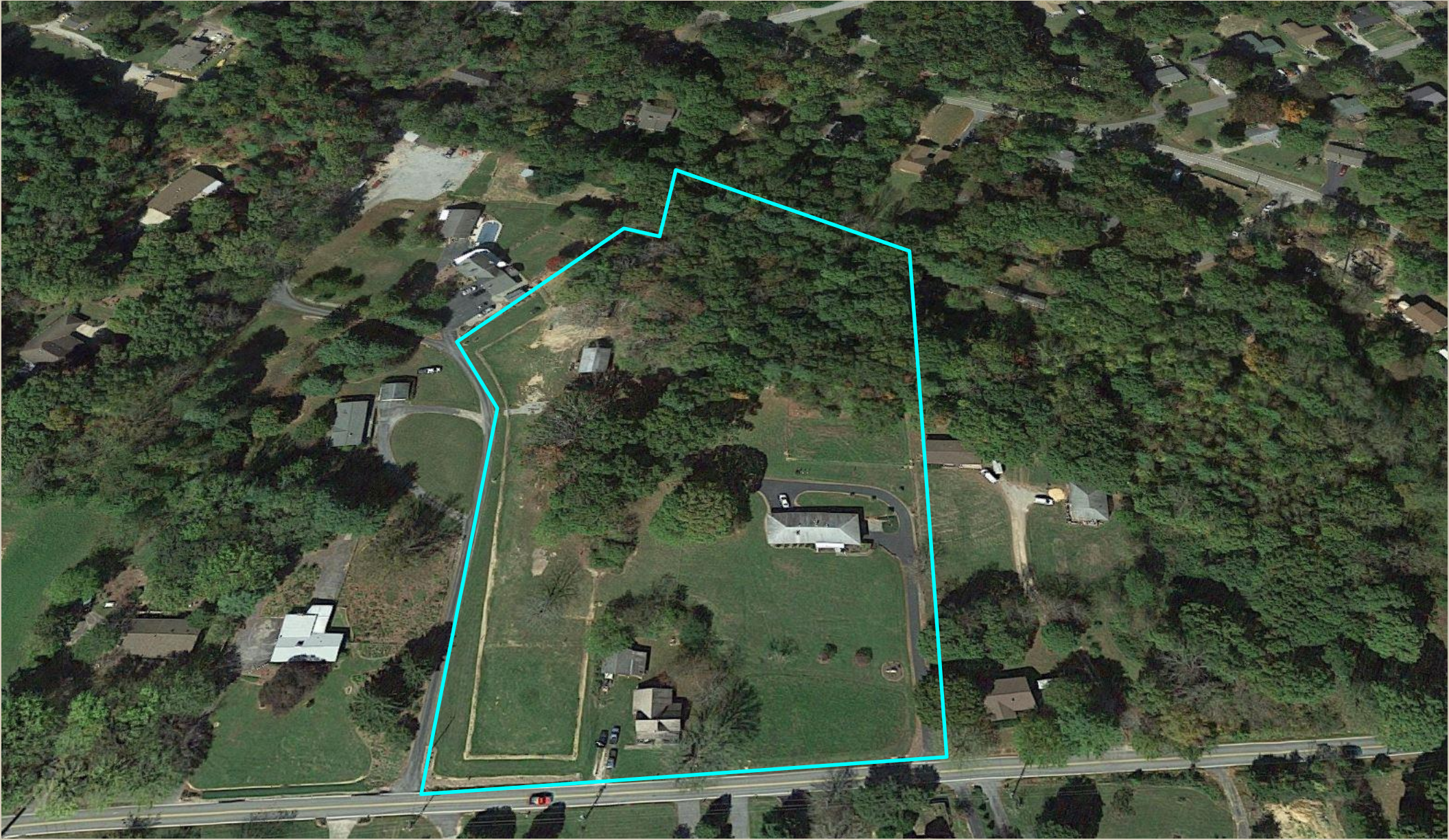
- ⇒ Approximately 6.01 acres
- ⇒ Convenient location in South Buncombe County close to amenities
- ⇒ Level land helping with prep cost
- ⇒ City water at street
- ⇒ Easement in place for gravity-fed sewer system
- ⇒ In the USDA jurisdiction with great financing options for qualified buyers
- ⇒ Includes 3 different PINs; 115 & 119 Christ Church Road and PIN# 9654-60-5843
- ⇒ R-3 zoning - A high density zoning in Buncombe County
- ⇒ Suitable for residential or multi-family development or a combination
- ⇒ Site plan in place for single family development; see page 8
- ⇒ 1.4 miles to Walmart Supercenter
- ⇒ 0.8 miles to Walgreens



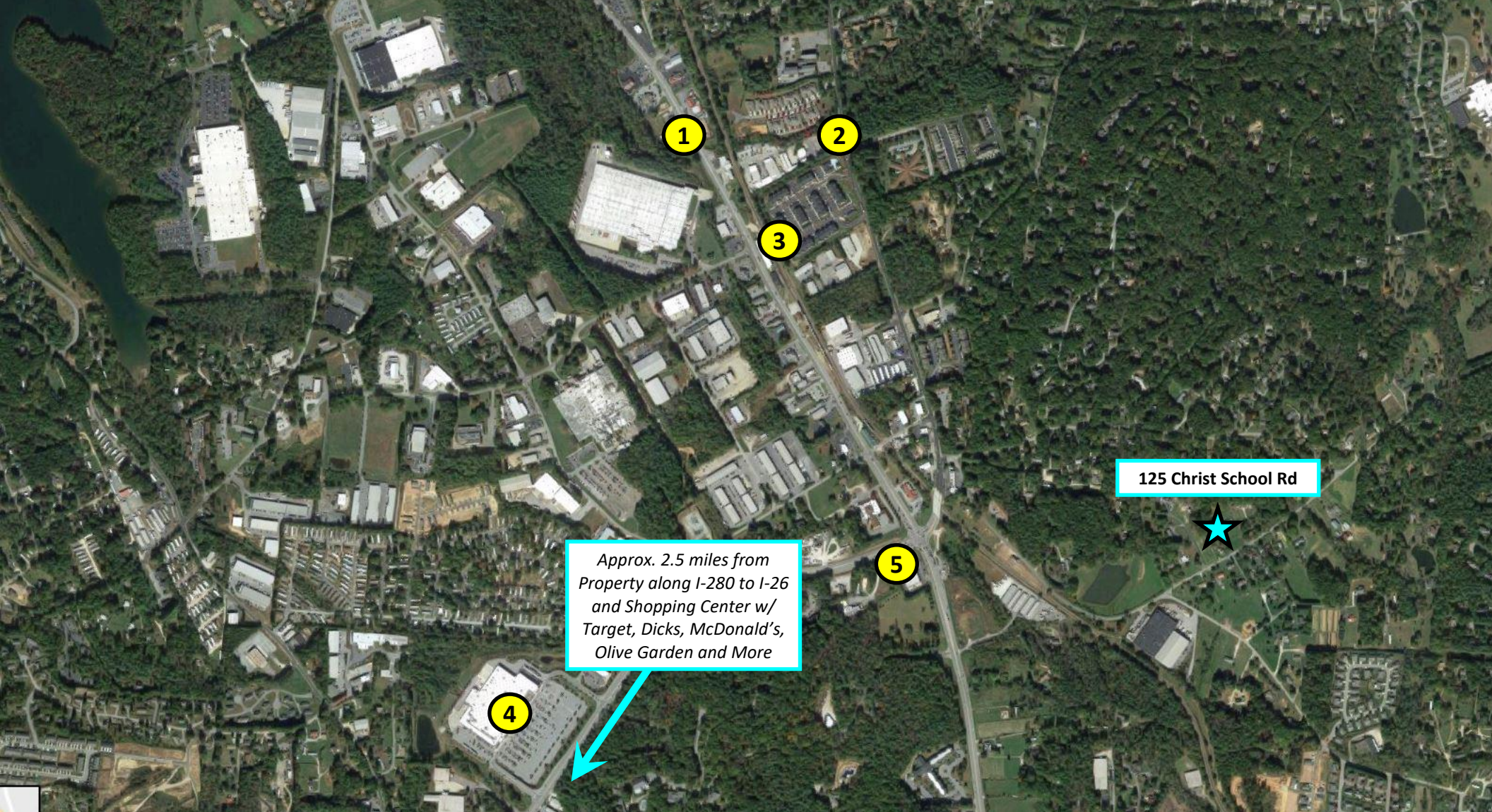
Street view in front of property looking West



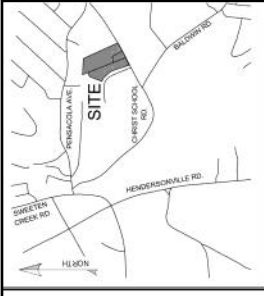




Nearby Amenities

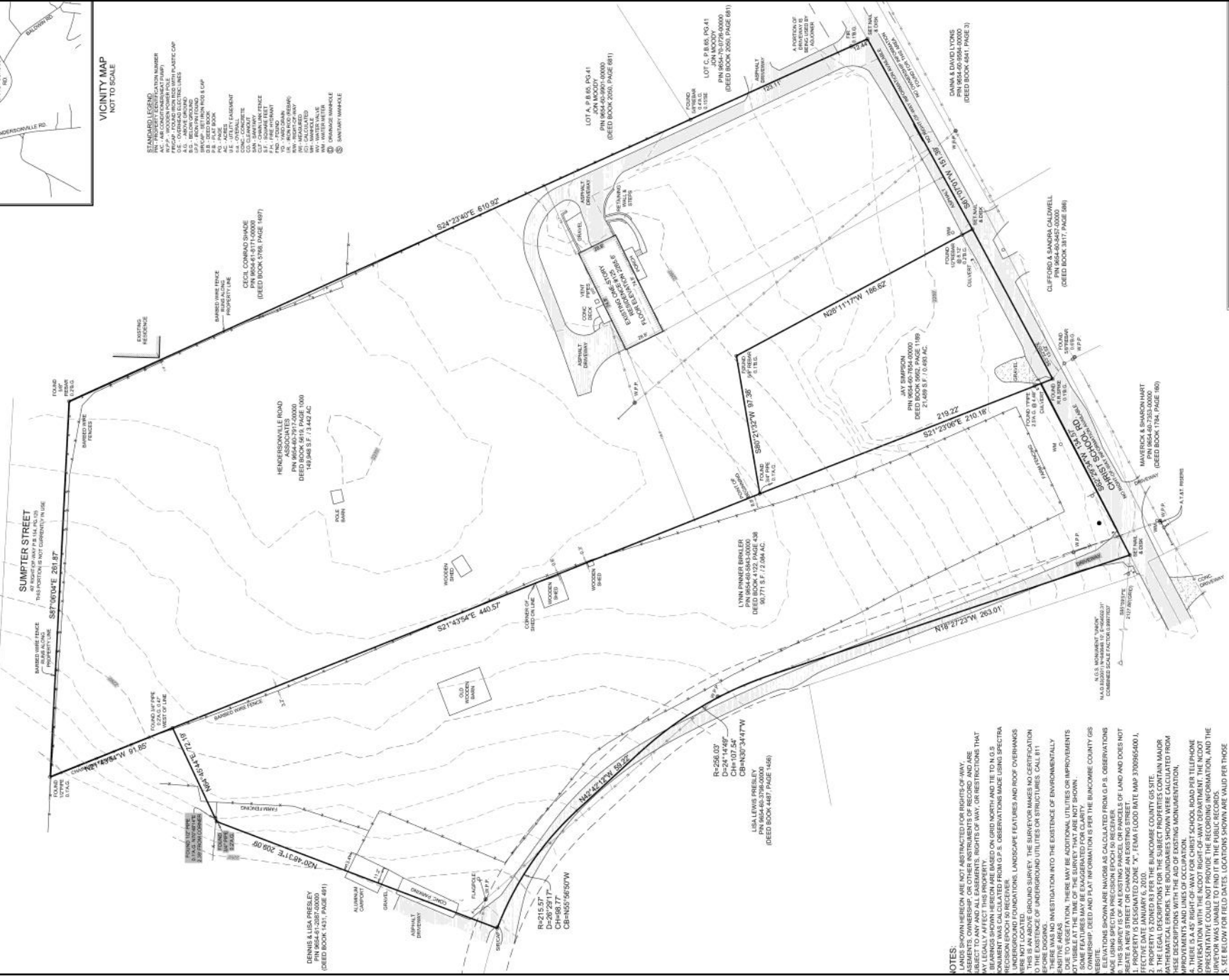
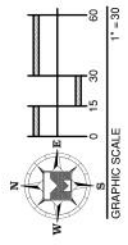


- 1. Hendersonville Road
- 2. Sweeten Creek Road
- 3. Post Office
- 4. Walmart Supercenter
- 5. Walgreens



VICINITY MAP
NOT TO SCALE

- STANDARD LEGEND**
- AC - AIR CONDITIONING UNIT
 - AD - ABOVE GROUND
 - AG - ABOVE GROUND
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NOTES

1. UNLESS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD AND ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT MAY BE APPLICABLE TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND TIE TO N.G.S. MEAN SEA LEVEL DATUM 1983. ALL DISTANCES ARE CALCULATED FROM G.P.S. OBSERVATIONS MADE USING SPECTRA UNDERGROUND FOUNDATIONS. LANDSCAPE FEATURES AND ROOF OVERHANGS ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. CALL 811 BEFORE ANY EXCAVATION.
3. THERE WAS NO INVESTIGATION INTO THE EXISTENCE OF ENVIRONMENTALLY SENSITIVE AREAS.
4. THIS SURVEY IS BASED ON THE BEST AVAILABLE INFORMATION AND IMPROVEMENTS TO THE SURVEY MAY BE NECESSARY AT A LATER DATE.
5. SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
6. THE SURVEYOR'S DEED AND PLAT INFORMATION IS PER THE BUNCOMBE COUNTY GIS DEPARTMENT.
7. ELEVATIONS SHOWN ARE NAVD83 AS CALCULATED FROM G.P.S. OBSERVATIONS MADE USING SPECTRA UNDERGROUND FOUNDATIONS. LANDSCAPE FEATURES AND ROOF OVERHANGS ARE NOT SHOWN ON THIS SURVEY.
8. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
9. THE SURVEYOR'S DESIGNATED ZONE "X" FEMA FLOOD HAZARD MAP 370985A001, EFFECTIVE DATE 08/01/2018, SHOWS THIS PARCEL IS IN A FLOOD HAZARD ZONE.
10. THE LEGAL DESCRIPTIONS FOR THE SUBJECT PROPERTIES CONTAIN MAJOR DISCREPANCIES WITH THE RECORD INFORMATION. THE SURVEYOR HAS BEEN ADVISED BY THE BUNCOMBE COUNTY GIS DEPARTMENT THAT THE RECORD INFORMATION IS UNRELIABLE AND THE SURVEYOR WAS UNABLE TO FIND IT IN THE PUBLIC RECORDS.
11. LOCATIONS SHOWN ARE VALID PER THOSE DATES.

ALTA/NSPS Survey

For: _____

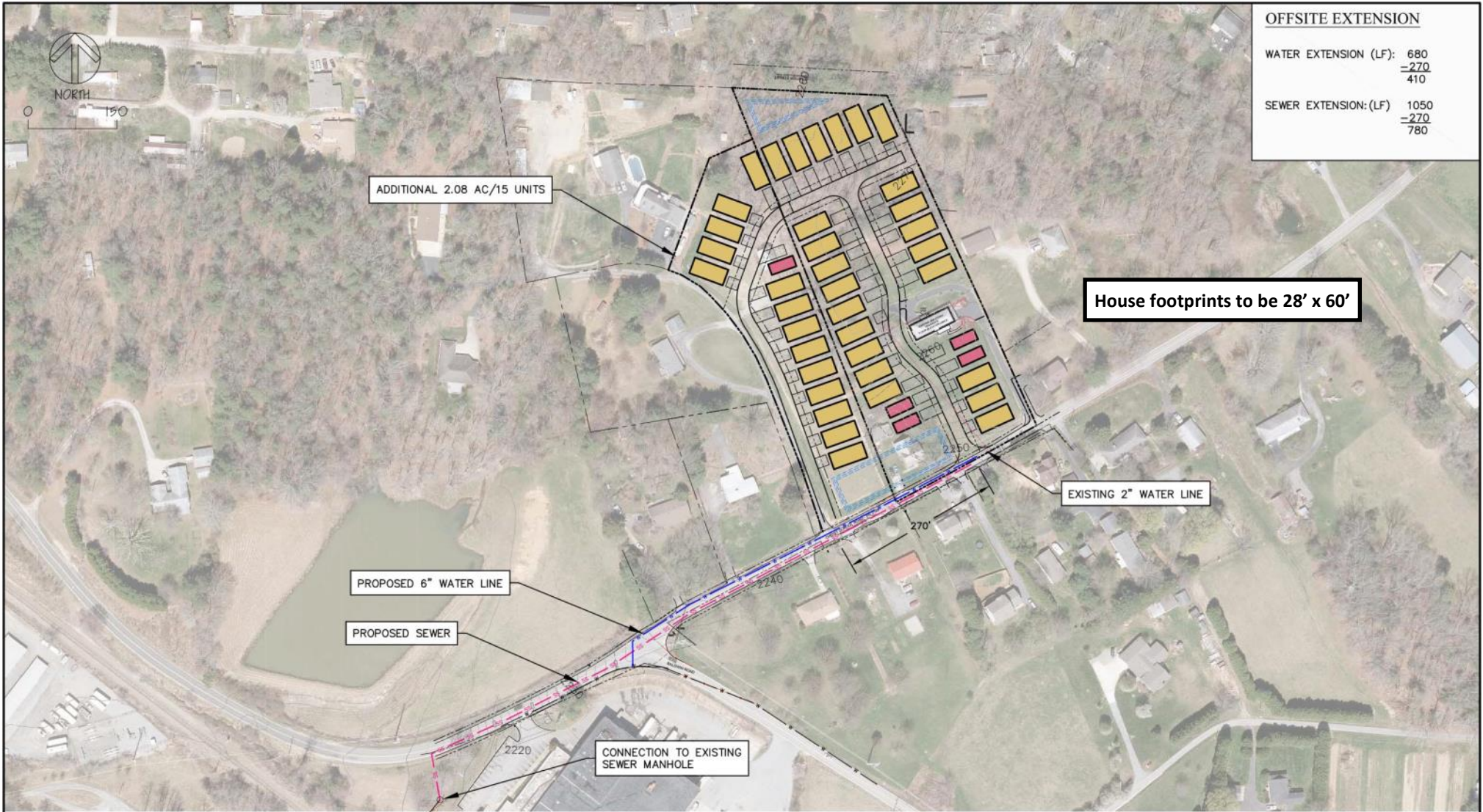
LIMESTONE TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

THOMAS MULLOY PLS.

84 Mills The Woodlands, N.C. 27080
(858) 325-2523 thomas@mulloypls.com

CURRENT OWNER: _____

File No: _____



OFFSITE EXTENSION	
WATER EXTENSION (LF):	680
	-270
	410
SEWER EXTENSION: (LF)	1050
	-270
	780



**CHRIST SCHOOL ROAD
OFFSITE UTILITY EXTENSION
JANUARY 2018**

Cross Property Client Full

125 Christ School Road, Arden NC 28704

List Price: **\$1,500,000**

MLS#: 3535337	Category: Lots/Acres/Farms	Parcel ID: 9654-60-7917-00000	
Status: Active	Tax Location: Arden	County: Buncombe	
Subdivision:	Tax Value: \$401,500	Zoning Desc:	
Zoning: R-3		Deed Reference: 5619/1000	
Legal Desc: PINs; 9654-60-5843, 9654-60-7654, 9654-60-7917			



General Information

Type: **Lot**
 Can be Divided?: **Yes**
 \$/Acres: **\$249,584.03**

School Information

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

Land Information

Approx Acres: **6.01**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation: **Crawl Space**
 Lot Desc: **Level**

Utility/Plan Information

Sewer: **Public Sewer, Tap Fee Required, Other-see Media/Remarks**
 Water: **City Water**
 Outbuildings: **Yes**
 Dwellings: **Yes**
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Construction/Perm Loan, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **No Road**

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Access: State Road	Street: Paved		
Suitable Use: Multi-Family, Residential, Subdevelopment			
Subject To HOA: None	Subj to CCRs:	HOA Subj Dues:	

Remarks

Public Remarks: **Approximately 6.01 acres. Convenient location in South Buncombe County close to amenities. Level land helping with prep cost. City water at street. Easement in place for gravity-fed sewer system. In the USDA jurisdiction with great financing options for qualified buyers. Includes 3 different PINs; 9654-60-5843, 9654-60-7654, 9654-60-7917. R-3 zoning - A high density zoning in Buncombe County. Suitable for residential or multi-family development or a combination. Site plan in place for single family development. 1.4 miles to Walmart Supercenter and 0.8 miles to Walgreens**

Directions: **Take exit 37 from I-26. Continue straight onto Long Shoals Rd. Turn right onto US-25 S/Hendersonville Rd. Turn left onto Buck Shoals Rd. Turn right onto US-25A. Turn left onto Pensacola Ave. Turn right onto Christ School Rd**

Listing Information

DOM: 7	CDOM: 7	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC: