

76 Forest Road, Biltmore Forest



\$699,000

THE
REAL
ESTATE
CENTER

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Property Highlights

PROPERTY DETAILS

Location	Biltmore Forest
Acreage	1.62 Acres
Year Home Built	1972
SF- Main Level	2720
Heated SF - Lower Level	692
Bedrooms / Bathrooms	3/3.5
Garage	2 Car - Attached
Lower Level	Inside/Outside Entrances
Fireplaces	2



PROPERTY OVERVIEW

Spacious cedar home on 1.6 acres set deep in Biltmore Forest. This house has a great floor plan for entertaining with large living areas for lots of main level living. Daylight basement with inside and outside entrances, living room/bathroom/bedroom; could be a guest quarter. 2 car garage on main level. Forest Road is a dead end street with low traffic - not many streets even accessed from Forest Road, so very quiet. Large level lot with mature trees & landscaping. Master suite with his/her bath areas. 2nd bedroom w/hall bath. Formal living room w/fireplace. Formal dining room. Den w/ fireplace. Eat-in kitchen. Powder room. Sunroom. Deck. Dual HVAC systems--2 gas furnaces, 2 electric a/c units. City water. Private well. Private lot. Nice landscaping.

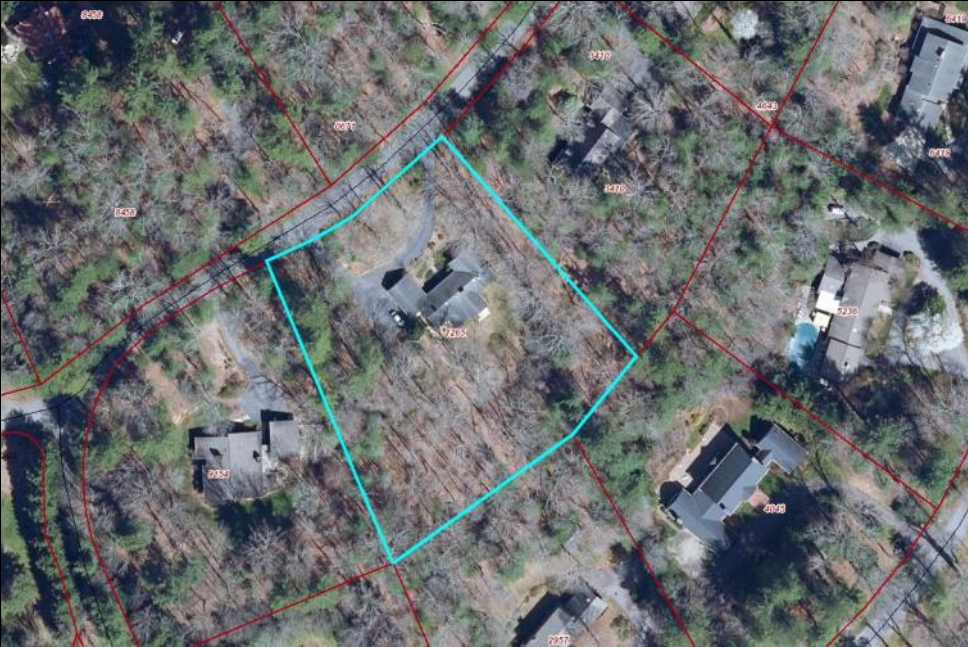


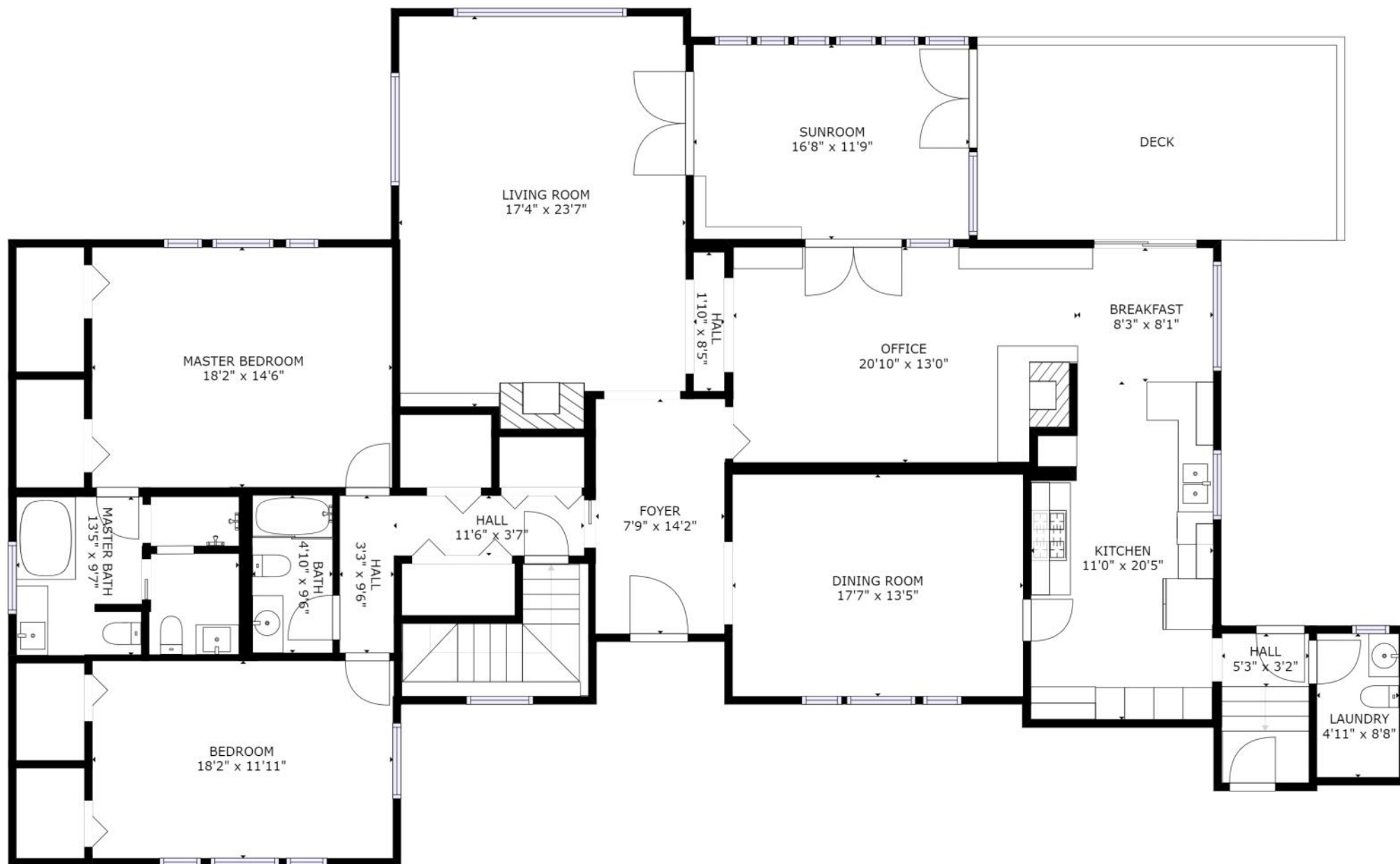






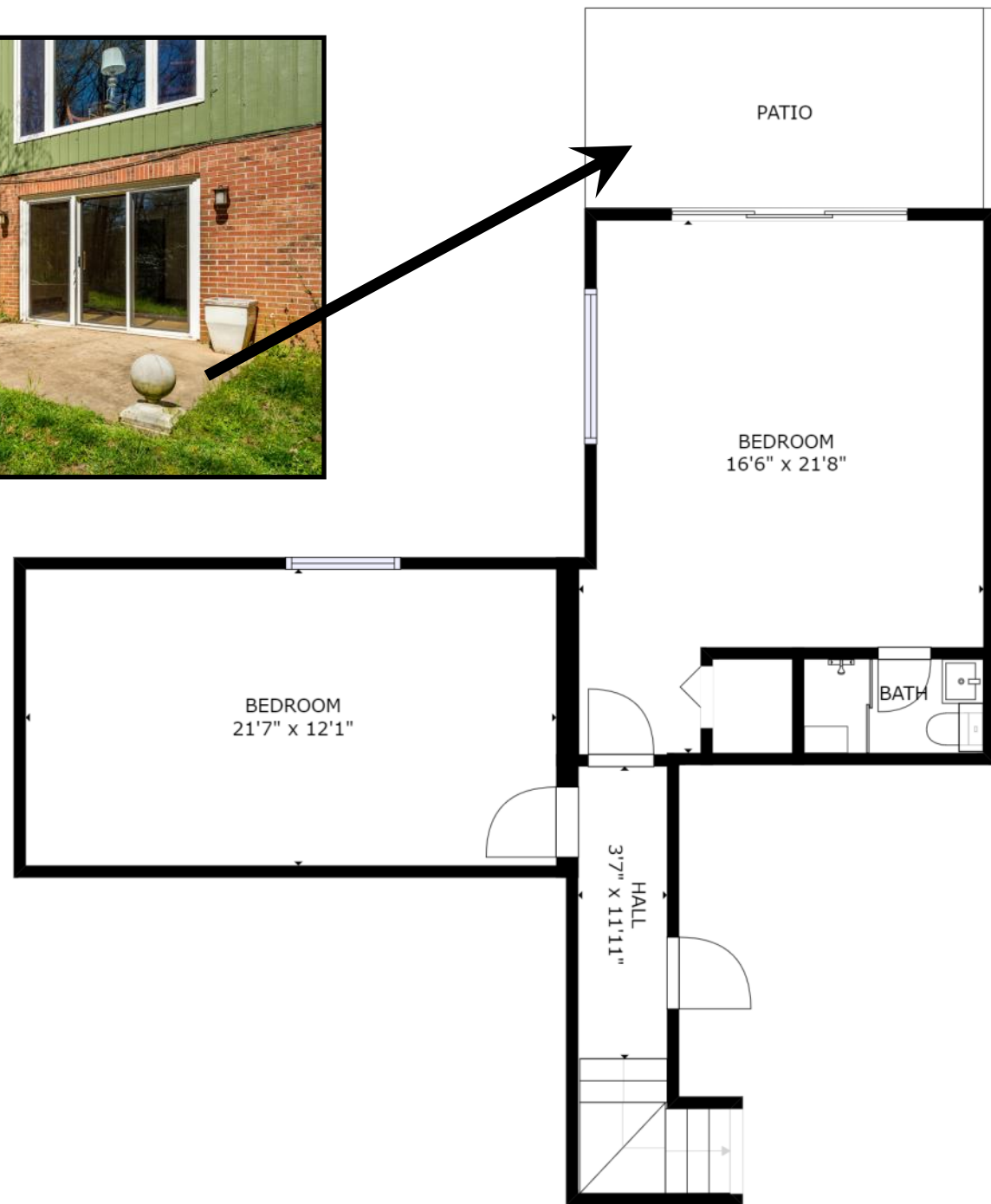




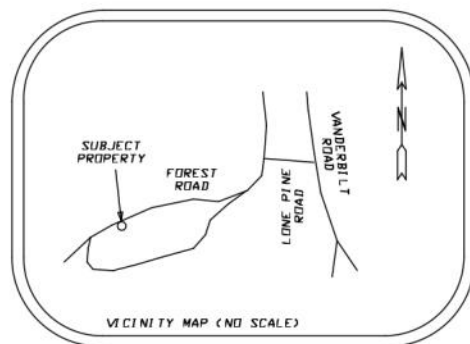


MAIN FLOOR PLAN - 2,720 SF

Square Footage is provided by Matterport and is approximate. All Measurements need to be verified by Buyer.



GROUND FLOOR PLAN - 692 SF



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	12.32° 00'	787.11'	172.18'	86.43'	171.84'	N 52.41° 00' E

LINE	BEARING	DISTANCE
L 1	S 38.36° 00' W	99.58'
L 2	N 58.57° 00' E	29.86'
L 3	N 38.36° 00' E	50.00'

LEGEND OF SYMBOLS

- EXISTING MONUMENT
- MONUMENT SET
- EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- AS INDICATED AT POINT
- TREE *TYPE* AS NOTED
- FIRE HYDRANT
- MANHOLE
- WATER METER
- POWER OR TELEPHONE POLE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW OFFICER
OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

REVIEW OFFICER _____ DATE _____

1. 4. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
1. 6. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
1. 7. ANY ONE OF THE FOLLOWING:
- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OF LAND.
 - THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 - THAT THE SURVEY IS A CONTROL SURVEY.
1. 8. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A CONTROL SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
1. 9. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PREVIOUS CONTENT IN

I, J. GLENN HAYNES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4231, PAGE 368, ECT. 11010101); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 351, PAGE 1, 65; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1,388; THAT THIS PLAT WAS PREPARED IN ACCORDANCE G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, WITNESS NUMBER AND SEAL THIS, 3, DAY OF SEPT., A.D., 2013.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED
BY J. GLENN HAYNES, L-1386, ON SEPT. 3, 2013
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED
DOCUMENT.

J. GLENN HAYNES P.L.S.
97 DOGWOOD GROVE ROAD
ASHEVILLE, NORTH CAROLINA
FIRM NUMBER F-0874
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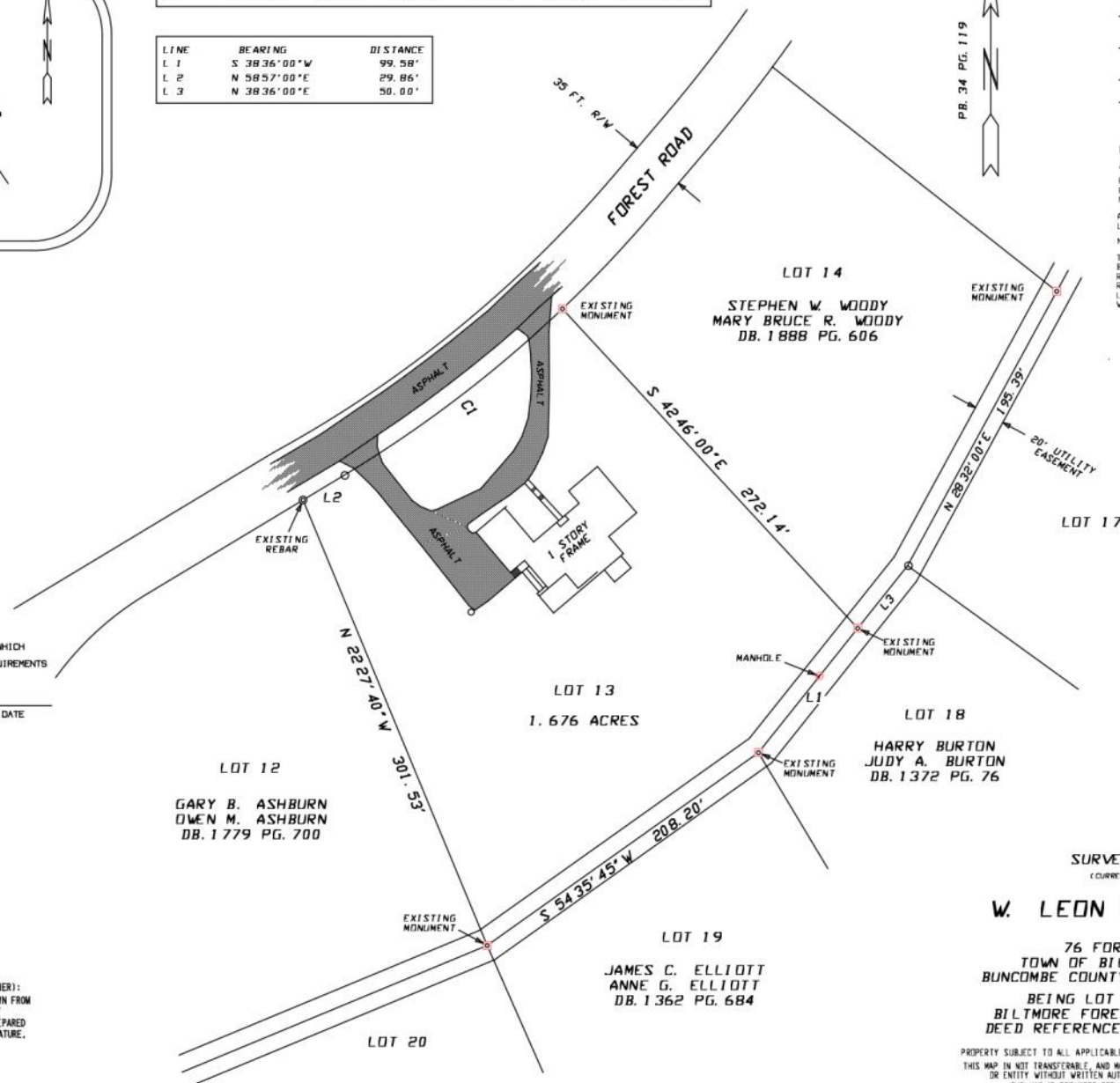
GCD. FORES3 9

- BOUNDARY LINE
- LINES PLATTED FROM DEEDS OR RECORDED PLATS OR AS NOTED
- OVERHEAD UTILITY LINES AS NOTED
- SEWER LINE OR AS NOTED
- OLD DEED OR RECORDED LINES OR AS NOTED

NOTE:
AREAS DETERMINED BY COORDINATE METHOD
PROPERTY CORNERS MARKED AS NOTED
PROPERTY LINES NOT MARKED, UNLESS
NOTED OTHERWISE.

ALL DISTANCES AS SHOWN ARE
U.S. SURVEY FOOT
NOTE:

THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT, WHICH MAY
REVEAL ADDITIONAL CONVEYANCES, EASEMENTS,
RIGHTS-OF-WAY, OR BUILDING RESTRICTIONS
LINES NOT SHOWN. ALL PROPERTY OWNERSHIPS
WERE TAKEN FROM CURRENT TAX RECORDS ONLY.



SURVEY FOR
(CURRENT OWNER)

W. LEON ELLISTON

76 FOREST ROAD
TOWN OF BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA
BEING LOT 13 - BLOCK NE
BILTMORE FOREST - PB. 34 PG. 11
DEED REFERENCE - DB. 4231 PG. 368

PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD
THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON
OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY J. GLENN HAYNES
THE MAP IS PROVIDED FOR THE PARTIES NAMED HEREON.

SCALE 1" = 50' SEPT. 3, 2013
50' 0 50' 100'
PIN # 9646-57-1265

