

108 Church Street, Weaverville

Great opportunity to build a custom / spec home. Lot prices starting at \$129,000. Located on a quiet dead end road with no through traffic. Only 1/2 mile walk to downtown Weaverville. All 5 lots are just over 1/2 acre each. Pastureland offers an abundance of backyard space for your pets or garden. The location is walking distance to Main St. shopping and dining. Water & sewer onsite. Great topography for a walkout basement. Site value and location support home values in excess of \$600,000.



THE
REAL
ESTATE
CENTER

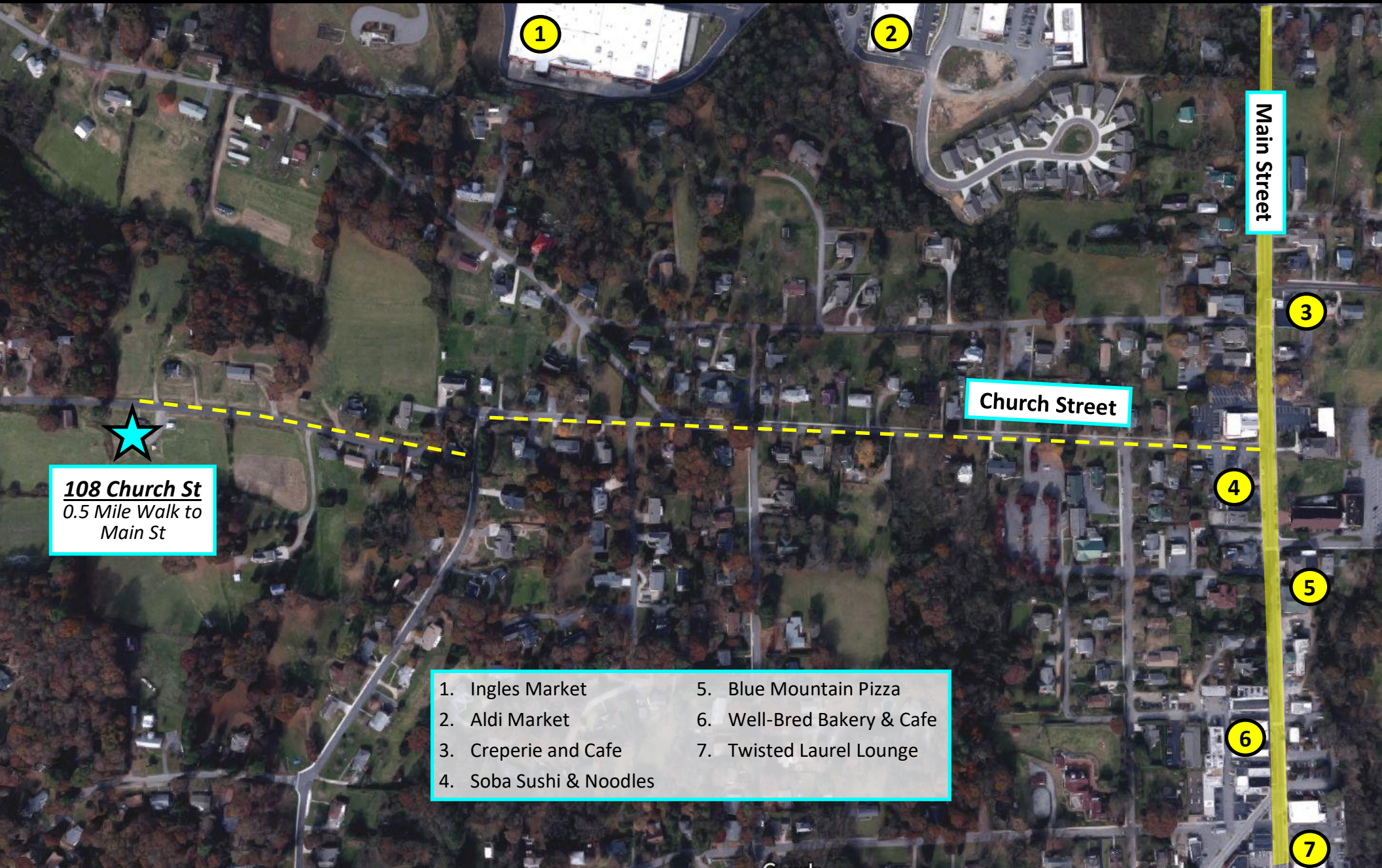
828-255-4663
159 S Lexington
Asheville, NC 28801
www.recenter.com

Jay Lurie
cell: 828-216-8462
lurie.jay@gmail.com



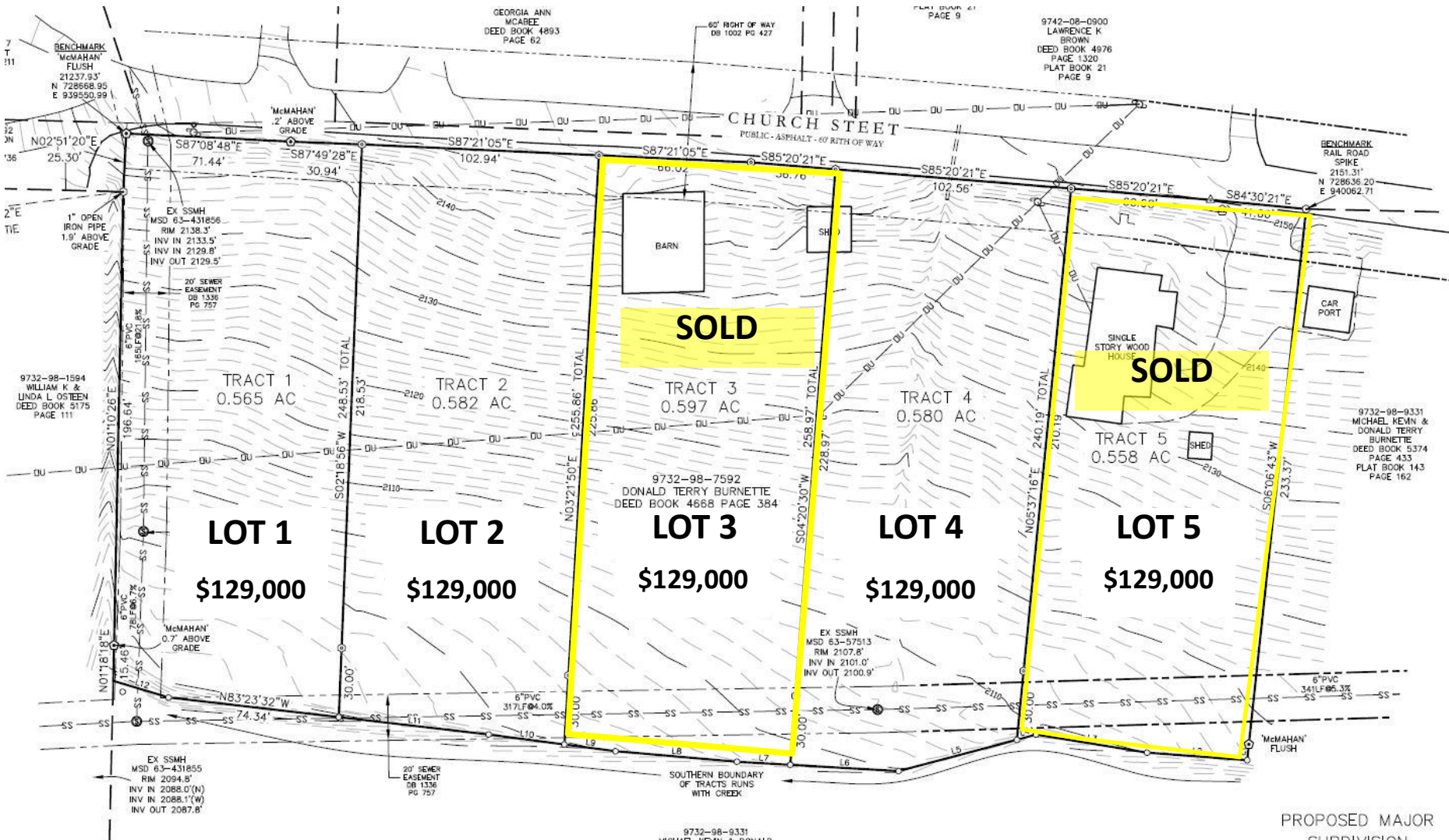
Greg Palombi
cell: 828-216-4037
gp@realasheville.net

Downtown Weaverville



108 Church St
0.5 Mile Walk to
Main St

- | | |
|-------------------------|----------------------------|
| 1. Ingles Market | 5. Blue Mountain Pizza |
| 2. Aldi Market | 6. Well-Bred Bakery & Cafe |
| 3. Creperie and Cafe | 7. Twisted Laurel Lounge |
| 4. Soba Sushi & Noodles | |



SOLD

SOLD

LOT 1
\$129,000

LOT 2
\$129,000

LOT 3
\$129,000

LOT 4
\$129,000

LOT 5
\$129,000

PROPOSED MAJOR
SUBDIVISION
HOLCOMBE ESTATES



9732-98-9331
MICHAEL KEVIN & DONALD
TERRY BURNETTE
DEED BOOK 5374 PAGE 433
PLAT BOOK 143 PAGE 162

GEORGIA ANN
MCABEE
DEED BOOK 4893
PAGE 62

PLAT BOOK 41
PAGE 9

9742-08-0900
LAWRENCE K
BROWN
DEED BOOK 4976
PAGE 1320
PLAT BOOK 21
PAGE 9

BENCHMARK
RAIL ROAD
SPIKE
2151.31'
N 728636.20'
E 940062.71'

9732-98-9331
MICHAEL KEVIN &
DONALD TERRY
BURNETTE
DEED BOOK 5374
PAGE 433
PLAT BOOK 143
PAGE 162

BENCHMARK
McMAHAN
FLUSH
21237.93'
N 728668.95'
E 939550.99'

9732-98-1594
WILLIAM K &
LINDA L OSTEN
DEED BOOK 5175
PAGE 111

EX SSMH
MSD 63-431856
RIM 2138.3'
INV IN 2133.5'
INV IN 2129.8'
INV OUT 2129.5'

McMAHAN
0.7' ABOVE
GRADE

EX SSMH
MSD 63-57513
RIM 2107.8'
INV IN 2101.0'
INV OUT 2100.9'

EX SSMH
MSD 63-431855
RIM 2094.8'
INV IN 2088.0'(N)
INV IN 2088.1'(W)
INV OUT 2087.8'

20' SEWER
EASEMENT
DB 1336
PG 757

SOUTHERN BOUNDARY
OF TRACTS RUNS
WITH CREEK

McMAHAN
FLUSH





Cross Property Client Full

108 Church Street, Weaverville NC 28787

MLS#: **3551583**
 Status: **Active**
 Subdivision: **None**
 Zoning: **Res**
 Legal Desc: **DB 5835 DP 1267**
 Elevation: **2000-2500 ft. Elev.**

Category: **Lots/Acres/Farms**
 Tax Location: **Weaverville**
 Tax Value:

Parcel ID: **to be determined**
 County: **Buncombe**
 Zoning Desc:
 Deed Reference: **5835 DP 1267**

List Price: **\$375,000**



General Information

Type: **Acres**
 Can be Divided?: **No**
 \$/Acres: **\$216,763.01**

Land Information

Approx Acres: **1.73**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Mountain View, Pasture, Rolling, Stream/Creek, Year Round View**

Additional Information

Prop Fin: **Cash, Conventional**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Weaverville/N. Windy Ridge**
 Middle: **North Buncombe**
 High: **North Buncombe**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **Yes**
 Dwellings: **No**
 Bedrooms Septic:

Features

Exterior Feat: **Barn(s)**
 Access: **City Street**
 Suitable Use: **Residential**
 Subject To HOA: **None**

Street:

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks:

Three lots platted, approved, and recorded by the town of Weaverville and ready for development. Located on a quiet dead end road with no through traffic. Only 1/2 mile neighborhood walk on Church Street to downtown Weaverville. All 3 lots are just over 1/2 acre each. This includes lots 1,2, and 4. Lots 3 and 5 closed for \$129,000 each in November and January. Pastureland offers an abundance of backyard space for your pets or garden. The location is walking distance to Main Street shopping and dining. Water & sewer onsite. Great topography for a walkout basement. Site value and location support home values in excess of \$600,000. The power lines will be relocated off the property.

Directions:

From Asheville take Future 26 towards Weaverville. Get off at Newstock take right and first left onto Weaverville Highway. Follow into Weaverville and take left onto North Main Street. At Church Street (Soba) take a left and follow until road veers left then right and property is at the end of the road on the left.