

*9999 La Grange Drive, Asheville*



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

Click [HERE](#) for virtual tour

**Greg Palombi**

Cell: 828-216-4037

Office: 828-255-4663

gp@realasheville.net

159 S Lexington, Asheville, NC 28801

www.recenter.com

# *Executive Summary*

**11.75 Acres | \$475,000**

11.75 acres contiguous to Beaucatcher Heights in the Kenilworth area of Asheville. Great building site for a private estate with close proximity to city amenities including downtown Asheville, Biltmore Village, and Mission Hospital campus . Southeastern long range views from the property. Access is from La Grange Road at the end of a cul-de-sac. No restrictions on building size other than RS-2 zoning. Survey and site plan attached to listing.



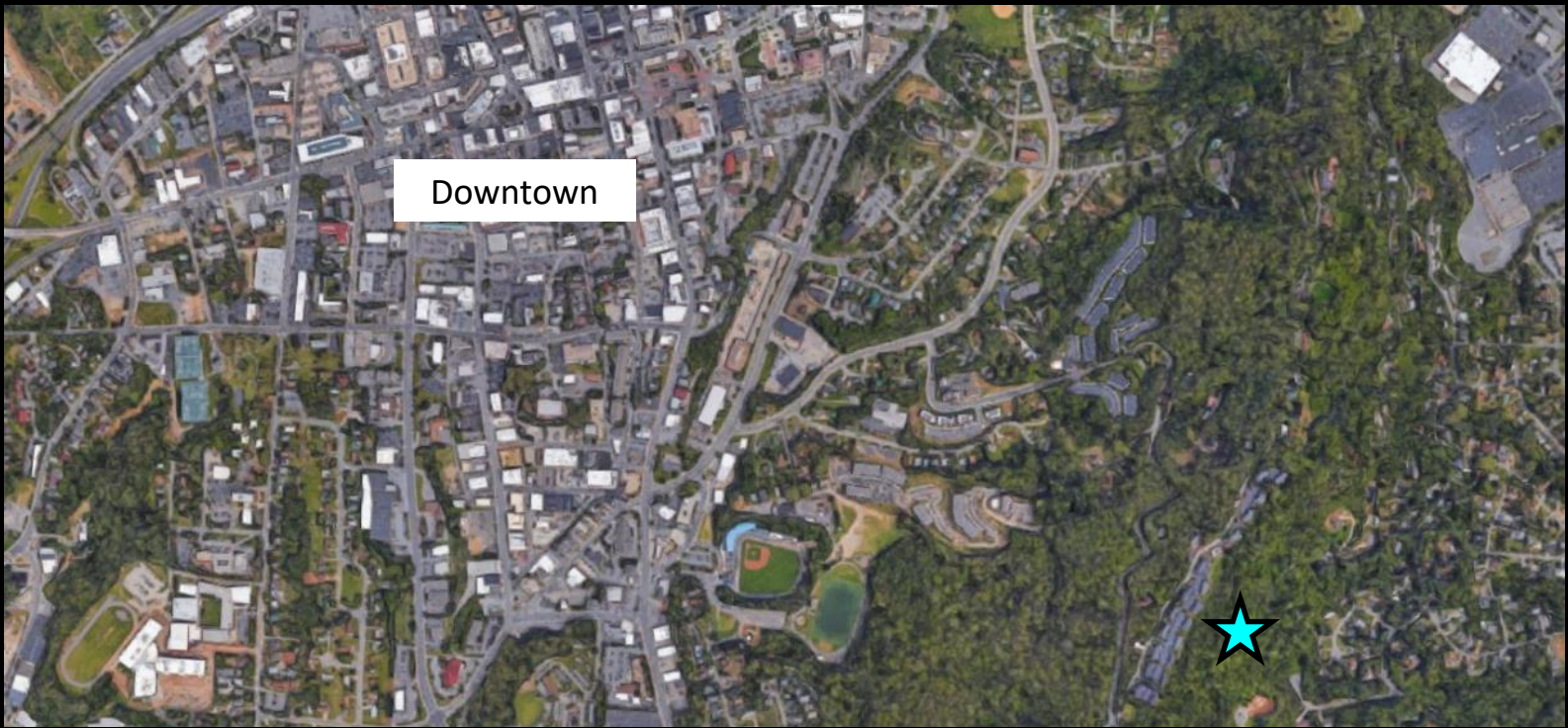
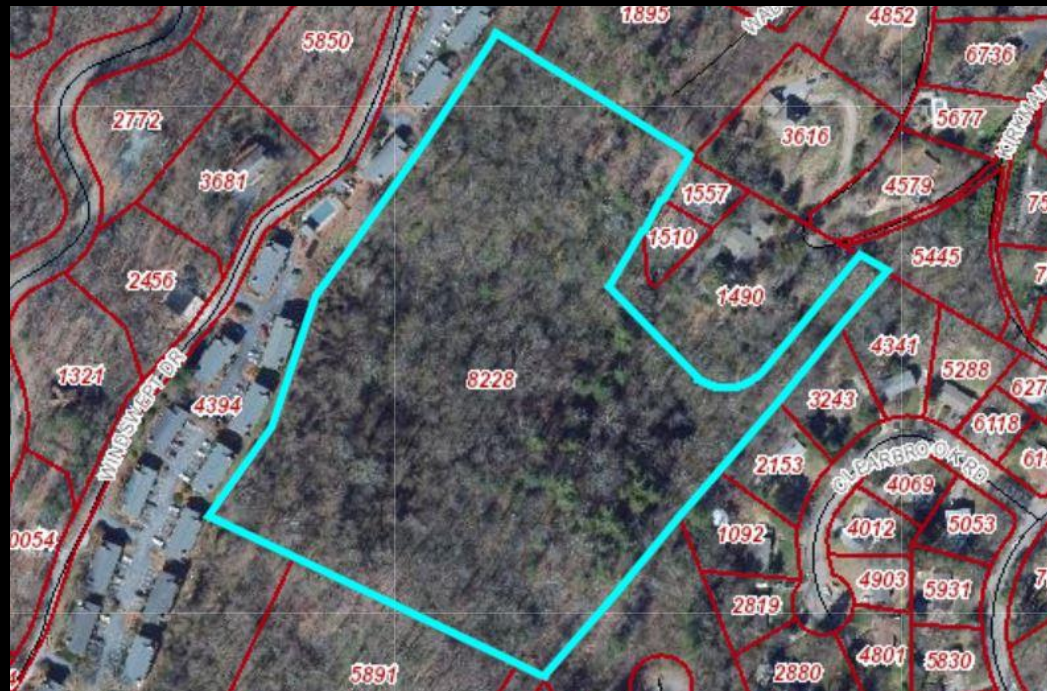


SOUTHEAST FACING VIEW

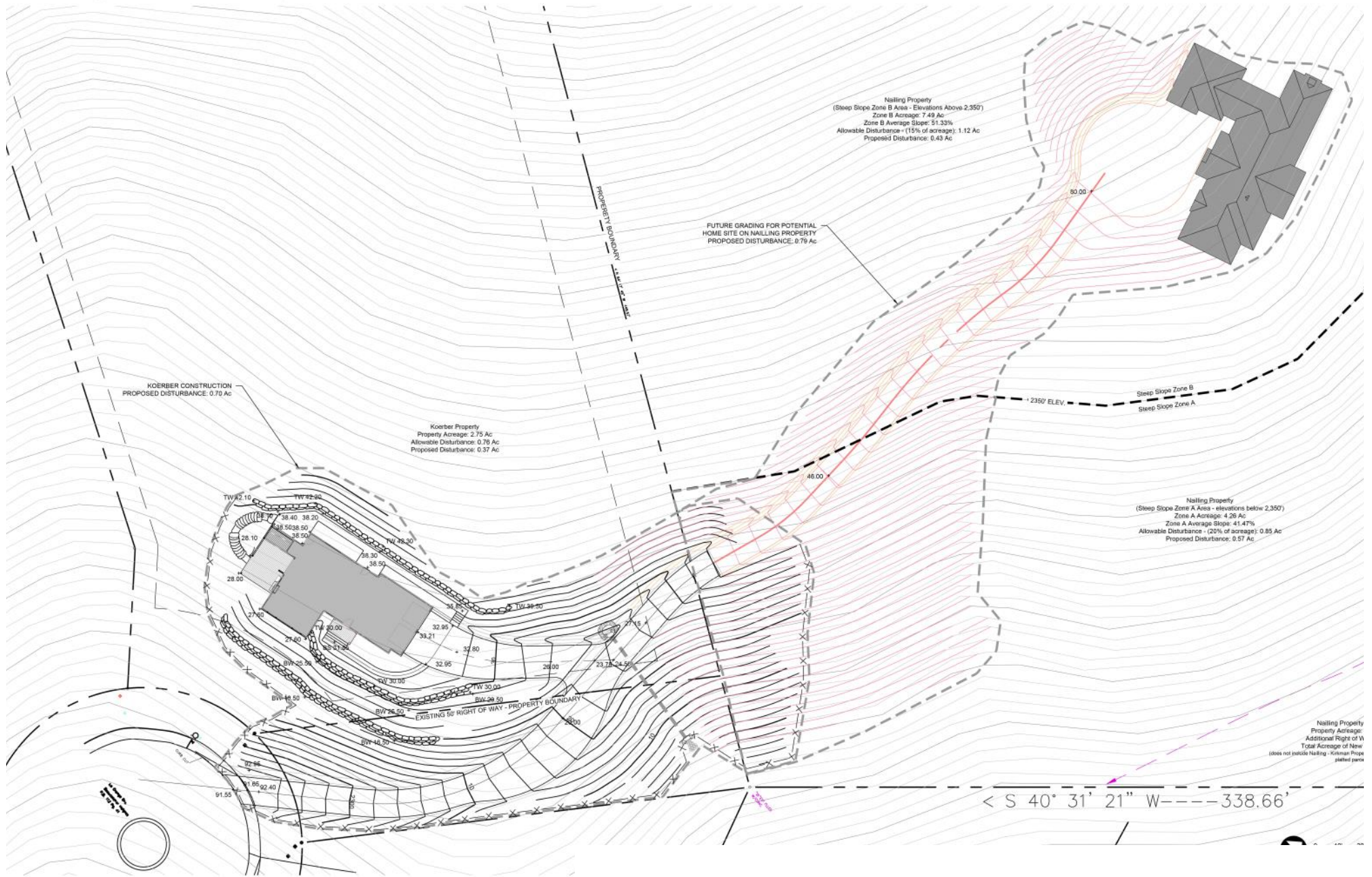


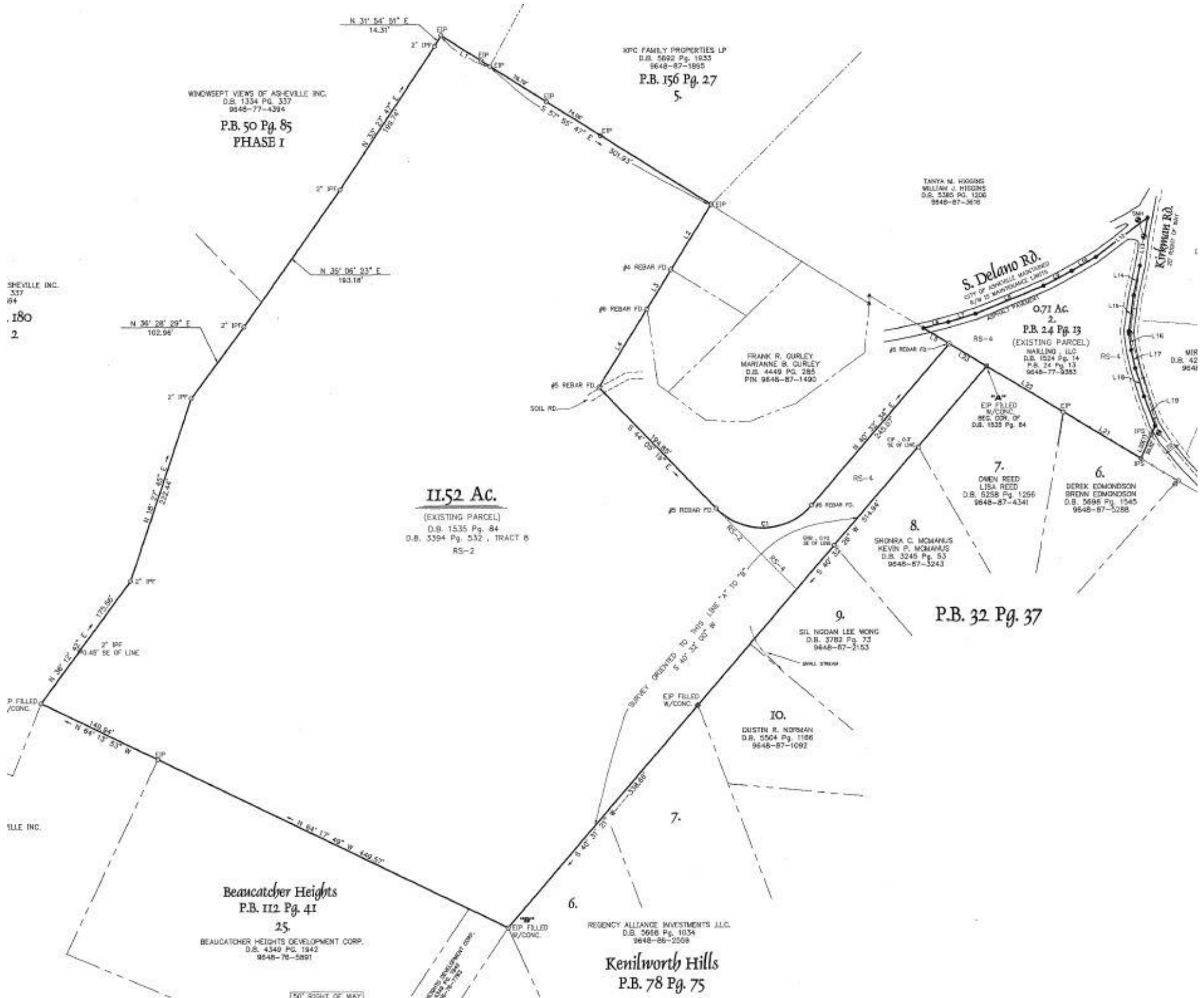
RIGHT OF WAY TO PROPERTY





# Nailing-Koerber Properties





WINDOWSEPT VIEWS OF ASHEVILLE INC.  
 D.B. 1334 PG. 337  
 9646-77-4394  
**P.B. 50 Pg. 85**  
 PHASE I

RFC FAMILY PROPERTIES LP  
 D.B. 5092 PG. 1033  
 9646-87-1895  
**P.B. 156 Pg. 27**  
 5

TANYA M. HOGGINS  
 WILLIAM G. HIGGINS  
 D.B. 5385 PG. 1206  
 9646-87-3676

SHEVILLE INC.  
 337  
 84  
**180**  
 2

**S. Delano Rd.**  
 CITY OF ASHEVILLE, MAINTAINED  
 NEW 10 MOUNTAINVILLE LIMITS  
 ADJACENT PROPERTY  
**0.71 Ac.**  
**P.B. 24 Pg. 13**  
 (EXISTING PARCEL)  
 MARKING, LLC  
 D.B. 1524 PG. 14  
 P.B. 24 PG. 13  
 9646-77-3353

**11.52 Ac.**  
 (EXISTING PARCEL)  
 D.B. 1535 PG. 84  
 D.B. 3394 PG. 532, TRACT B  
 RS-2

FRANK R. GURLEY  
 MARIANNE B. GURLEY  
 D.B. 4449 PG. 285  
 PIN 9646-87-1490

**7.**  
 OMEN REED  
 LISA REED  
 D.B. 5258 PG. 1266  
 9646-87-4341

**6.**  
 DEREK EDMONDSON  
 BRENN EDMONDSON  
 D.B. 5696 PG. 1545  
 9646-87-5288

**8.**  
 SHONRA C. MCMANUS  
 KEVIN P. MCMANUS  
 D.B. 3245 PG. 63  
 9646-87-3243

**9.**  
 SIL NGDAM LEE MONG  
 D.B. 3782 PG. 73  
 9646-87-2153

**P.B. 32 Pg. 37**

**10.**  
 DUSTIN R. NORMAN  
 D.B. 5564 PG. 1186  
 9646-87-1092

**Beaucatcher Heights**  
**P.B. 112 Pg. 41**  
**25**  
 BEAUCATCHER HEIGHTS DEVELOPMENT CORP.  
 D.B. 4343 PG. 1942  
 9646-76-5891

REGENCY ALLIANCE INVESTMENTS LLC  
 D.B. 5668 PG. 1034  
 9646-86-2508

**Kenilworth Hills**  
**P.B. 78 Pg. 75**

150' RIGHT OF WAY

## Cross Property Client Full

**9999 La Grange Drive, Asheville NC 28805**

List Price: **\$475,000**

MLS#: **3660147**  
 Status: **Active**  
 Subdivision: **Beaucatcher Heights**  
 Zoning: **RS-2**  
 Legal Desc: **3394/532&5841/1736**  
 Elevation: **2000-2500 ft. Elev.**

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

Parcel ID: **9648778228 & 9641**  
 County: **Buncombe**  
 Zoning Desc:  
 Deed Reference: **3394/532&5841/1:**

General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$40,425.53**

Land Information

Approx Acres: **11.75**  
 Acres Cleared: **0.00**  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation: **N/A**

Lot Desc:

**City View, Long Range View, Mountain View, Private, Trees, Views, Year Round View**

Additional Information

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

School Information

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

Utility/Plan Information

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



Recent: **09/08/2020 : NEWs : ->ACT**

Features

Fixtures Exceptions:	<b>No</b>	Street:	
Access:	<b>City Street</b>		
Suitable Use:	<b>Recreational/2nd House, Residential</b>		
Subject To HOA:	<b>None</b>	Subj to CCRs:	HOA Subj Dues:

Remarks

Public Remarks: **11.75 acres contiguous to Beaucatcher Heights in the Kenilworth area of Asheville. Great building site for a private estate with close proximity to city amenities including downtown Asheville, Biltmore Village, and Mission Hospital campus . Southeastern long range views from the property. Access is from La Grange Road at the end of a cul-de-sac. No restrictions on building size other than RS-2 zoning. Survey and site plan attached to listing.**

Directions: **From downtown Asheville, take Tunnel Rd through tunnel towards Asheville Mall. Take right onto Kenilworth Rd and follow 0.8 miles. Turn right onto Faulkner Ave (entrance to Beaucatcher Heights). Follow Faulkner and stay right at the fork onto La Grange. On the right at the end of the cul-de-sac.**