

155 S Lexington Avenue Unit 403, Asheville



— THE —
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— CENTER —

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Property Summary

PROPERTY DESCRIPTION

One of the only 3 bedroom condos in Lexington Station, a mixed-use development perfectly nestled on the booming South Slope of downtown Asheville! This spotless penthouse corner suite has been meticulously maintained by owner, and features stainless appliances, granite countertops, a gracious kitchen island, wood and tile floors, crown molding, a split bedroom open and modern floorplan, a gas fireplace, laundry area, large closet space, great natural light, views, and a covered balcony. The building has multiple secure entrances off S. Lexington Avenue and Church Street and this unit includes two designated parking spaces. Come and experience the luxury of lock and leave living at its finest!

PROPERTY DETAILS

Location	Downtown - South Slope
Square Feet	2020 SF
Year Built	2007
Bedrooms	3
Bathrooms	2
Garage	2 Car - Basement
HOA Dues	\$453.26 Monthly
Asking Price	\$868,500

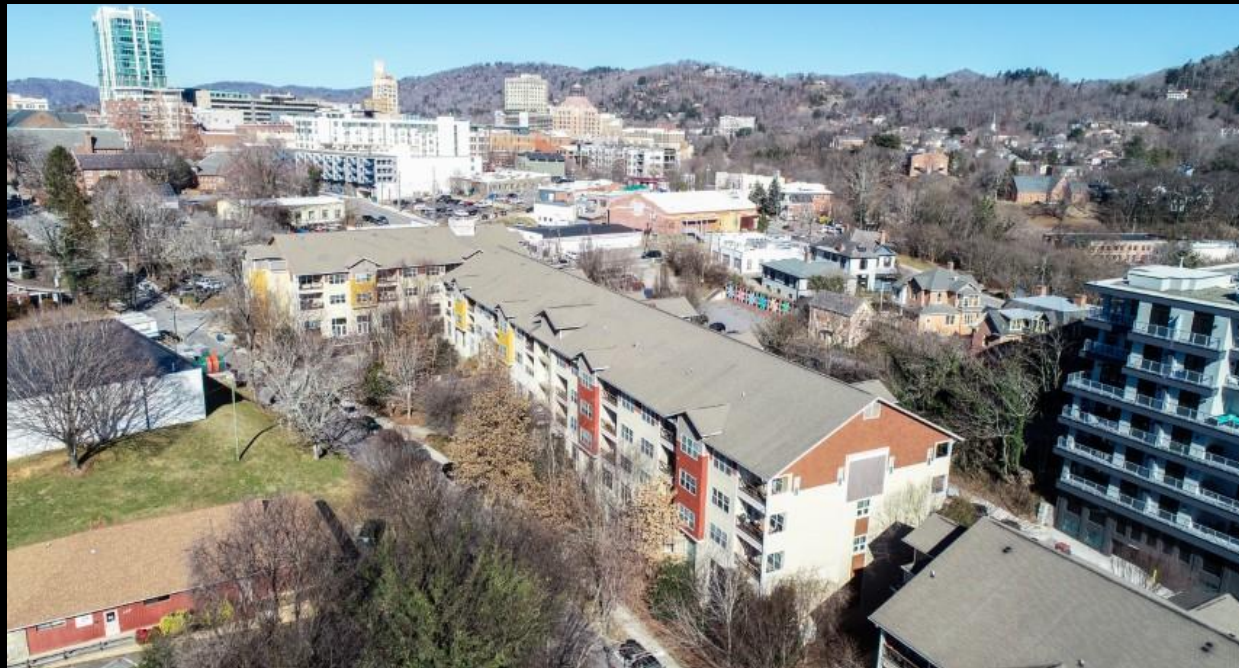






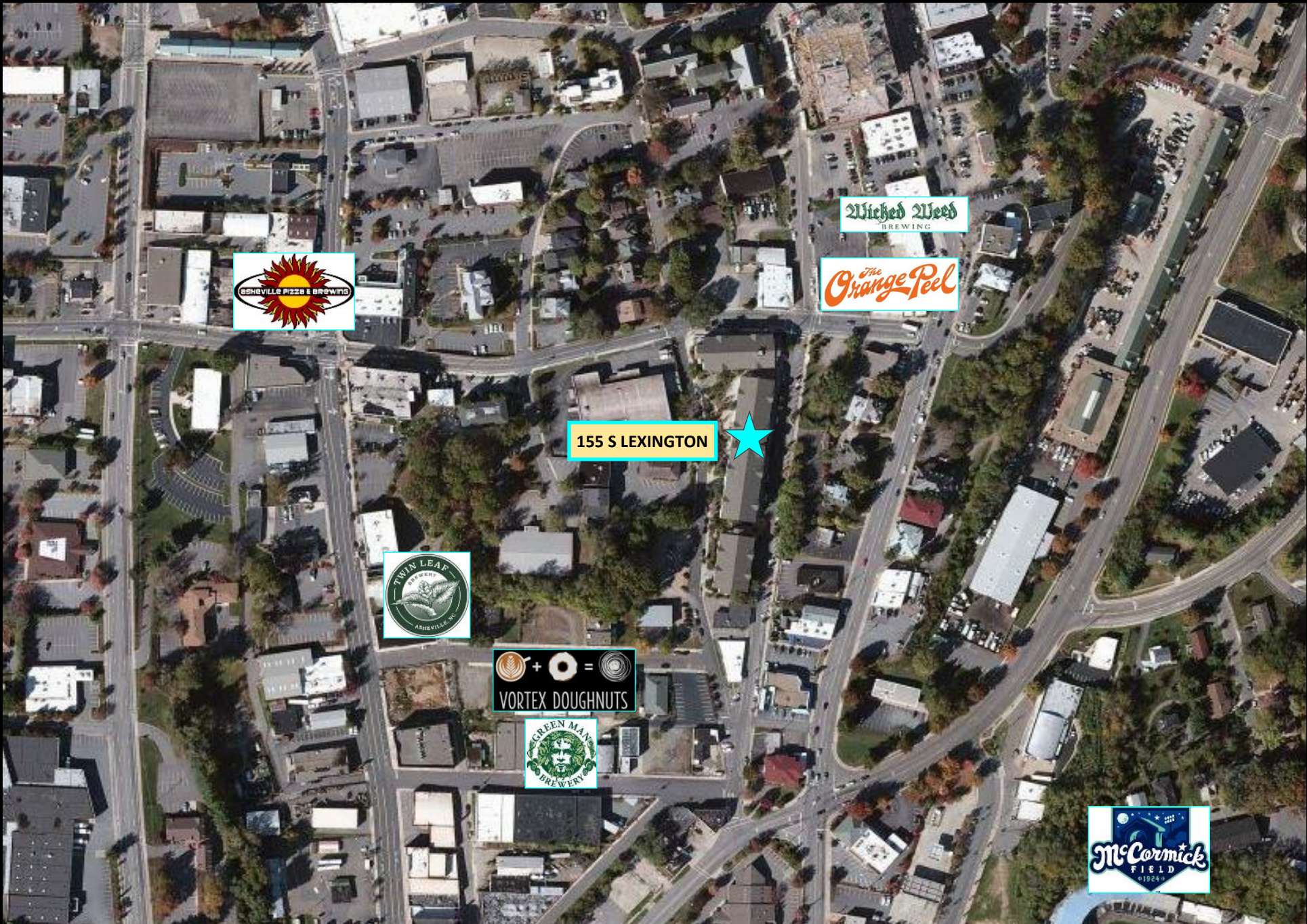








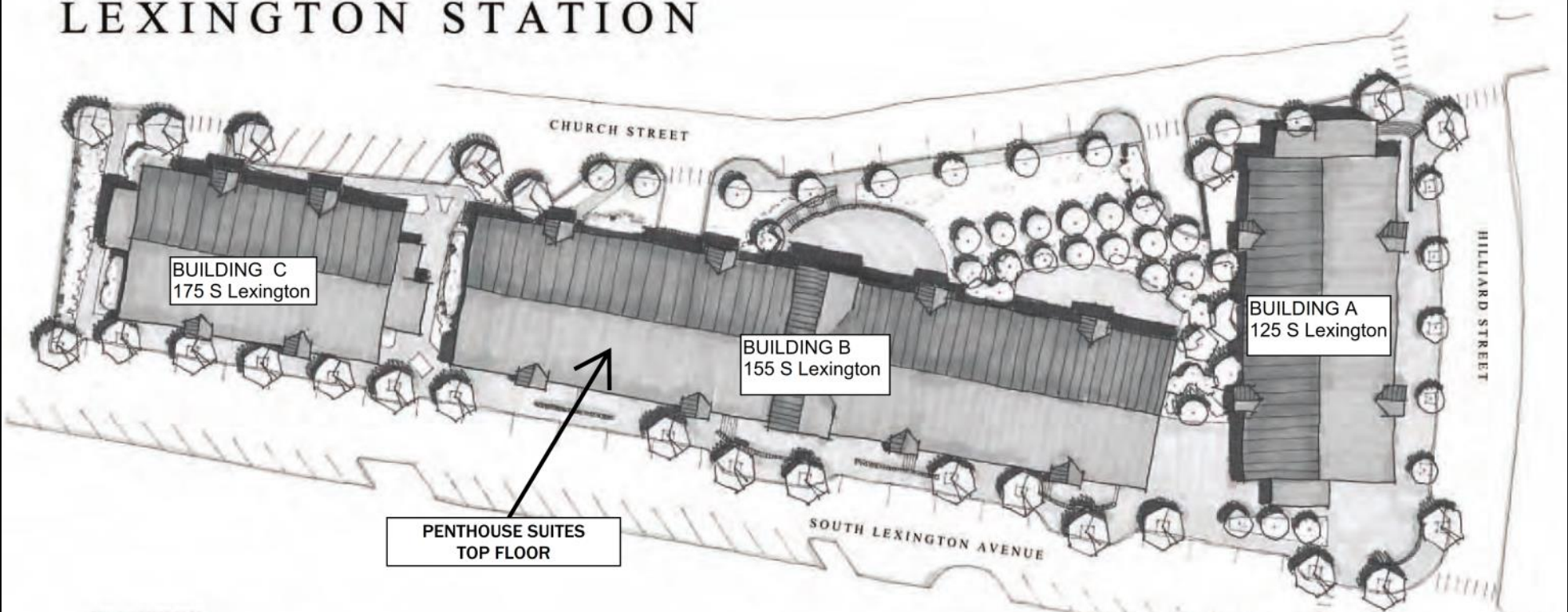




155 S LEXINGTON



LEXINGTON STATION



PENTHOUSE SUITES
TOP FLOOR

DEVELOPMENT DATA
 OWNER/DEVELOPER: LEXINGTON STATION, INC
 252 FLANNERY FURK FARMS RD
 BLOWING ROCK, NC 28605
 CONTACT: STEVE MOHRE
 (828) 963-6666 EXT 120
 ARCHITECT: GLAZER ARCHITECTURE, PA
 CONTACT: PATTY GLAZER
 CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, PA
 CONTACT: MICHAEL D. LOVOY, PE
 LANDSCAPE ARCHITECT: KERNS LANDSCAPE ARCHITECTURE
 CONTACT: HUTCH KERNS
 LAND SURVEYOR: SANDERS SURVEYING AND MAPPING
 SERVICES, INC
 510 AVENA RD.
 BLACK MTS, NC 28111
 CONTACT: REITHR. SANDERS, SLE
 (828) 689-2777
 PIN NUMBERS: 8648-06-48-0774, 8648-06-48-0443
 DEED REFERENCES: DEED BOOK 2801, PAGE 198
 ZONING: CHD
 ACREAGE: 1.76 ACRES



LEXINGTON AVENUE ELEVATION

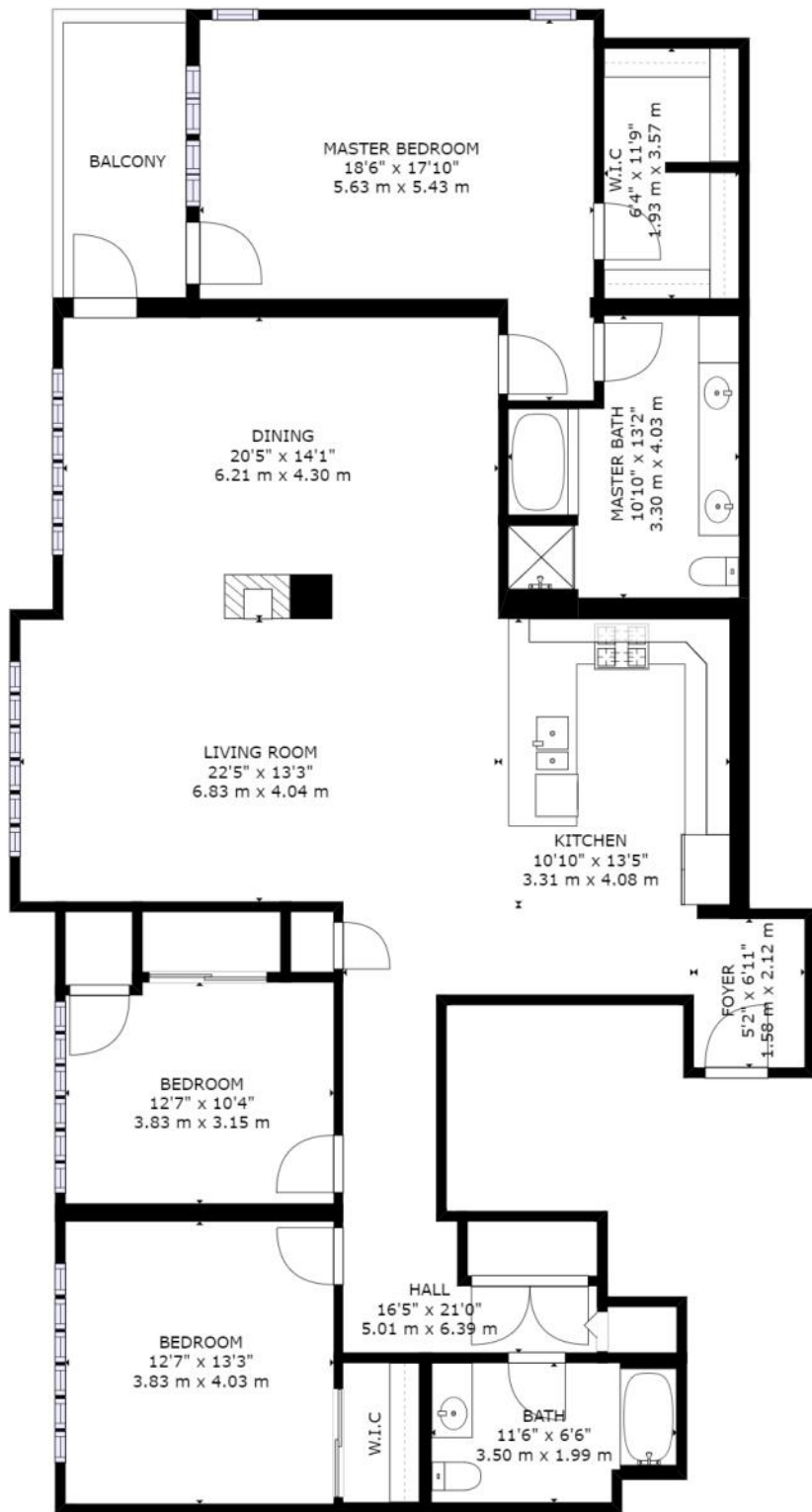
- SHEETS**
- TS - Topographic and Boundary Survey
 - L.1 - General Level Site Plan
 - L.2 - Grading Level Site Plan
 - L.3 - Residential Level Plan
 - L.4 - Landscape Plan
 - L.5 - Site Details
 - C1 - Grading, Storm Drainage, and Erosion Control Plan
 - C.2 - Water and Sewer Plan
 - ED - Storm Drainage and Erosion Control Details
 - WD - Water Details
 - SD - Sewer Details
 - AD - Architectural Elevations

GLAZER ARCHITECTURE, PA
 7811 Patton Avenue, Asheville, NC 28801
 828.254.5853

KLOESSEL Engineering, PA
 301 Morrison Avenue, Suite 200
 Asheville, North Carolina 28801
 828-254-5788

CDC CIVIL DESIGN CONCEPTS, PA
 200 BRUNNENBERG AVENUE WEST BLDG
 ASHEVILLE, NC 28801
 PHONE: 828.255.2650
 FAX: 828.255.2650
 www.civildesignconcepts.com

KERNS LANDSCAPE ARCHITECTURE
 78 1/2 Patton Ave.
 Asheville, NC 28801
 T: 828 255 2650
 F: 828 255 2651



155 S Lexington Avenue #403B, Asheville NC 28801-3628

MLS#: 3722058	Category: Condo/Townhouse	Parcel ID: 9648-48-1742-C0403	List Price: \$868,500
Status: Active	Tax Location: Asheville	County: Buncombe	
Subdivision: Lexington Station	Tax Value: \$497,900	Zoning: CBD	
Zoning Desc: Plat 0102-0184	Complex: Lexington Station	Deed Ref: 5531-0994	
Legal Desc: Plat 0102-0184	Approx Lot Dim:	Lot/Unit: 403B	
Approx Acres:		Elevation:	
Lot Desc: Mountain View			



General Information

Type: **Mid-Rise**
 Style: **Traditional**
 Construction Type: **Off Frame Modular**

HLA
 Main: **2,020**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,020**
 Total: **2,020**

Non-HLA Soft
 Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **0**

School Information

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

Rtgo Information

Beds: **3**
 Baths: **2/0**
 Year Built: **2007**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Pets:

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **07/07/2021 : DECR : \$890,000->\$868,500**

Room Information

Room Level	Beds	Baths	Room Type
Main	3	2/	Bathroom(s), Bedroom(s), Kitchen, Laundry, Living Room, Master Bedroom

Features

Lake/Water Amenities: **None**
 Parking: **Garage - 2 Car, On-Street Parking** Main Level Garage: **No**
 Driveway: **Concrete**
 Laundry: **Main** Doors/Windows: **g-Insulated Windows**
 Foundation: **Basement Garage Door, Slab** Fixtures Exceptions: **No**
 Fireplaces: **No**
 Floors: **Wood**
 Equip: **Cooktop Electric, Dishwasher, Dryer, Exhaust Hood, Microwave, Oven, Refrigerator, Washer**
 Comm Features: **Elevator, Fitness Center, Security, Sidewalk**
 Interior Feat: **Breakfast Bar, Cable Available, Elevator, Open Floorplan, Split BR Plan, Walk-In Closet(s)**
 Exterior Covering: **Hardboard Siding, Wood**
 Porch: **Balcony, Covered, Deck** Roof: **Utilities**

Sewer: **City Sewer** Water: **City Water** Wtr Htr: **Electric**
 HVAC: **Central Air, Heat Pump - AC, Heat Pump - Heat**

Association Information

Subject To HOA: **Required** Subj to CCRs: **HOA Subj Dues: Mandatory**
 HOA Management: **Tessler Associates** HOA Phone: **Assoc Fee: \$453.26/Monthly**

Condo/Townhouse Information

Ownership Type: **Condo** Unit's Level In Biding: **4**
 Land Included: **No** Entry Level: **Main**

Remarks

Public Remarks: **Hard to find 3BR downtown condo! One of 4 penthouses in Lexington Station, this unit is complete with 3BR and 2 BA's, and 2 designated parking spaces in the secure garage below. This top floor, SE corner unit has been meticulously maintained. Features include stainless appliances, gas stove, granite countertops, a gracious kitchen island, wood and tile floors, crown molding, a split bedroom open and modern floorplan, gas fireplace shared by living and dining, laundry area, large closet space, great natural light, and a covered balcony. The views from this unit, visible in every room, stretch from city to mountains. All of this in a mixed-use development perfectly nestled on the booming South Slope of downtown Asheville! The building has multiple secure entrances off S. Lexington Avenue and Church Street. Come and experience the luxury of lock and leave living at its finest! From downtown, South on Lexington to the corner of Hilliard and Lexington. Development will be on right. #155 also known as building B. Building is mixed-use.**

Directions: