

# *200 Villas Court, Asheville*



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

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159 S Lexington, Asheville, NC 28801

[www.recenter.com](http://www.recenter.com)



**5.29 Acres +/- | \$2,600,000**

[illegible]





Mountain Views



Downtown Proximity

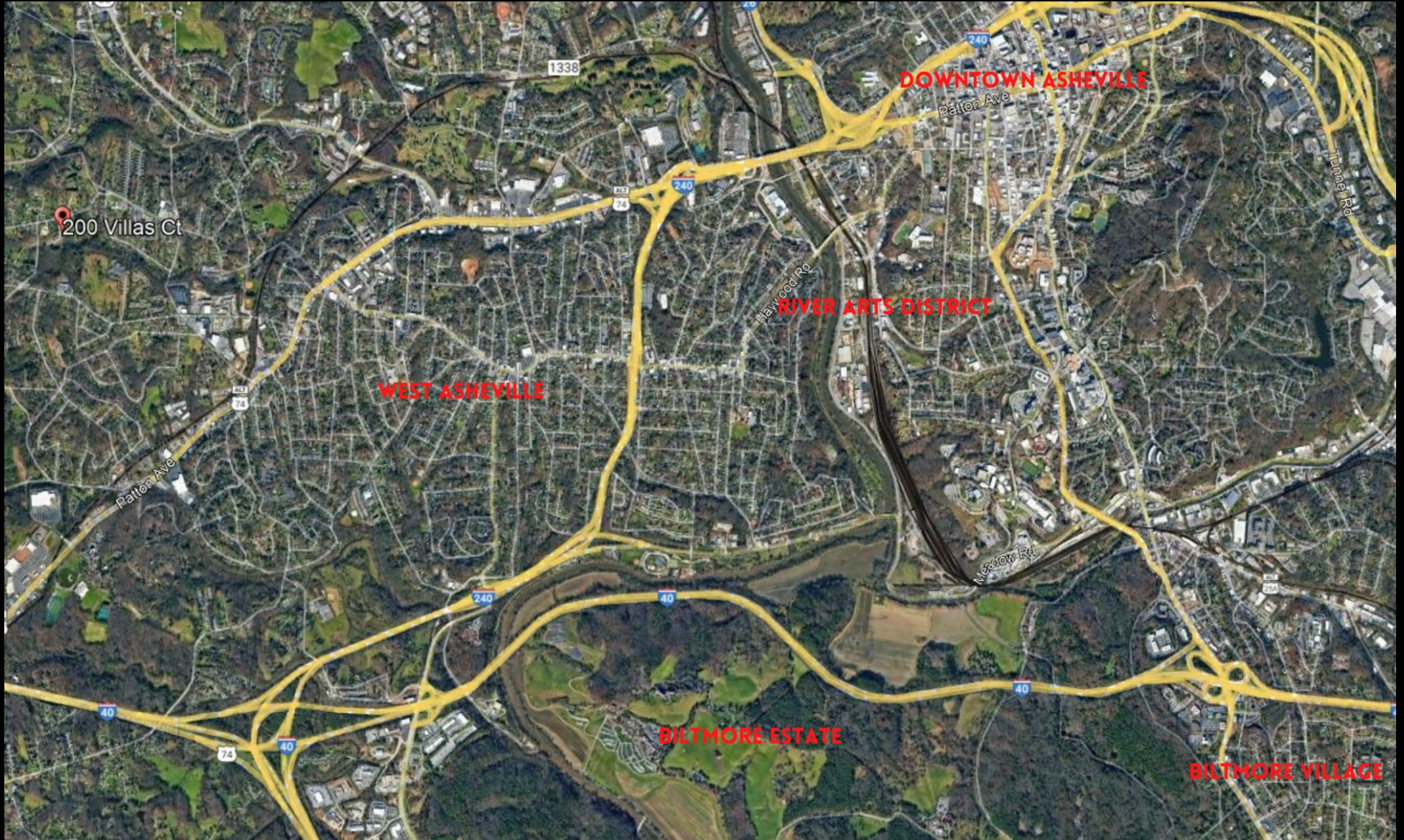


Pre-Existing Structure

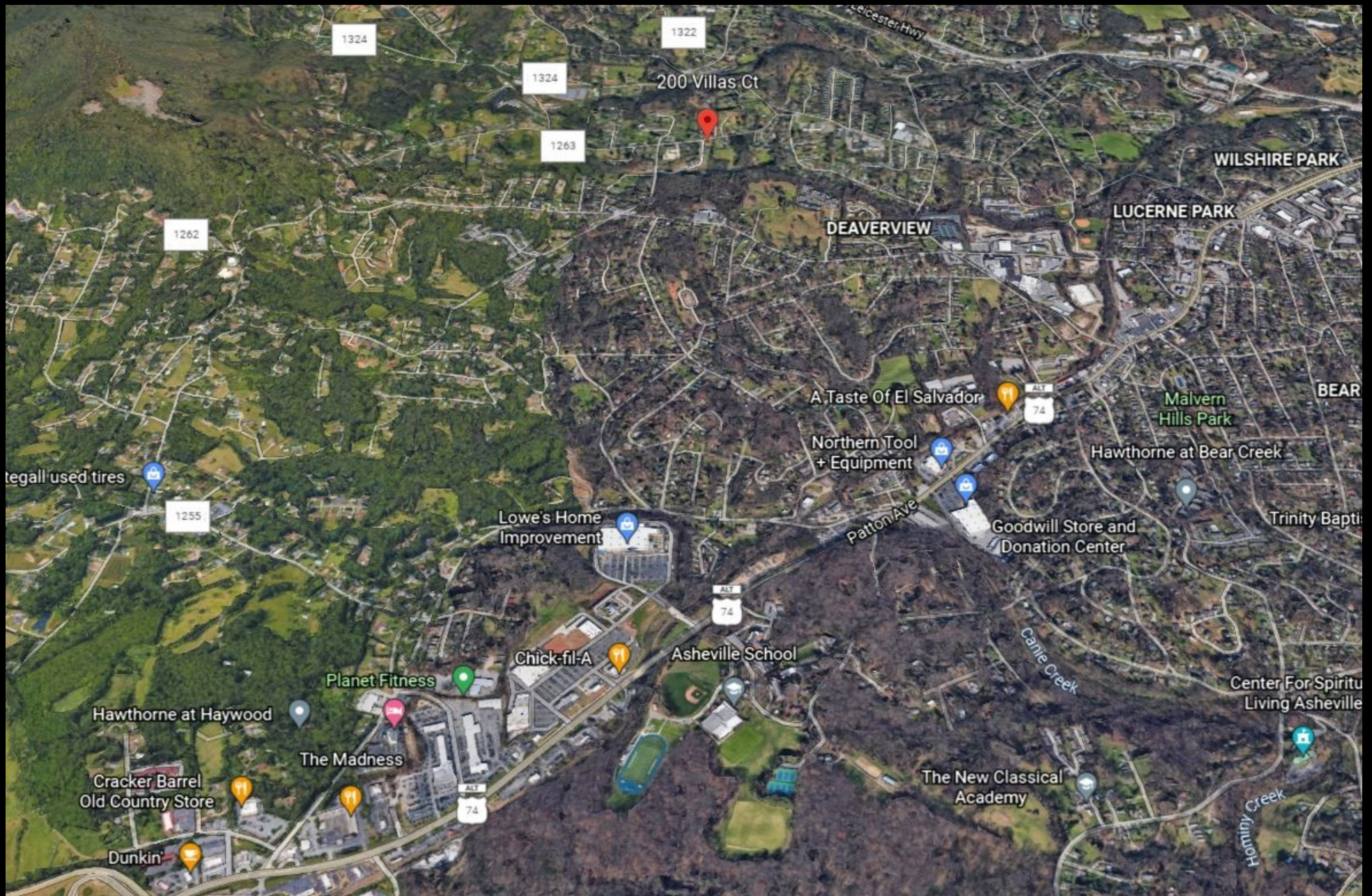


Development Location











# Proposed Development Site Plan



PRELIMINARY  
NOT  
FOR  
CONSTRUCTION

ADAPTUS ARCHITECTURE, INC. 21 HANLY STREET GREENVILLE SC 29601 864-242-7854  
NEW VILLAS AT CEDAR HILL  
VILLAS COURT  
ASHEVILLE NC

DRAWN BY: MJD  
CHECKED: LBA  
DATE: 1/12/2021  
SCALE: AS NOTED  
JOB NUMBER: 2020  
REVISIONS:

DESCRIPTION  
2 STORY APARTMENT  
BUILDING ELEVATION

SHEET  
A2.01  
OF SHEETS

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PRELIMINARY  
NOT  
FOR  
CONSTRUCTION

ASHEVILLE ARCHITECTURE, INC. 21 HANLY STREET GREENVILLE, NC 27603 864-242-2514

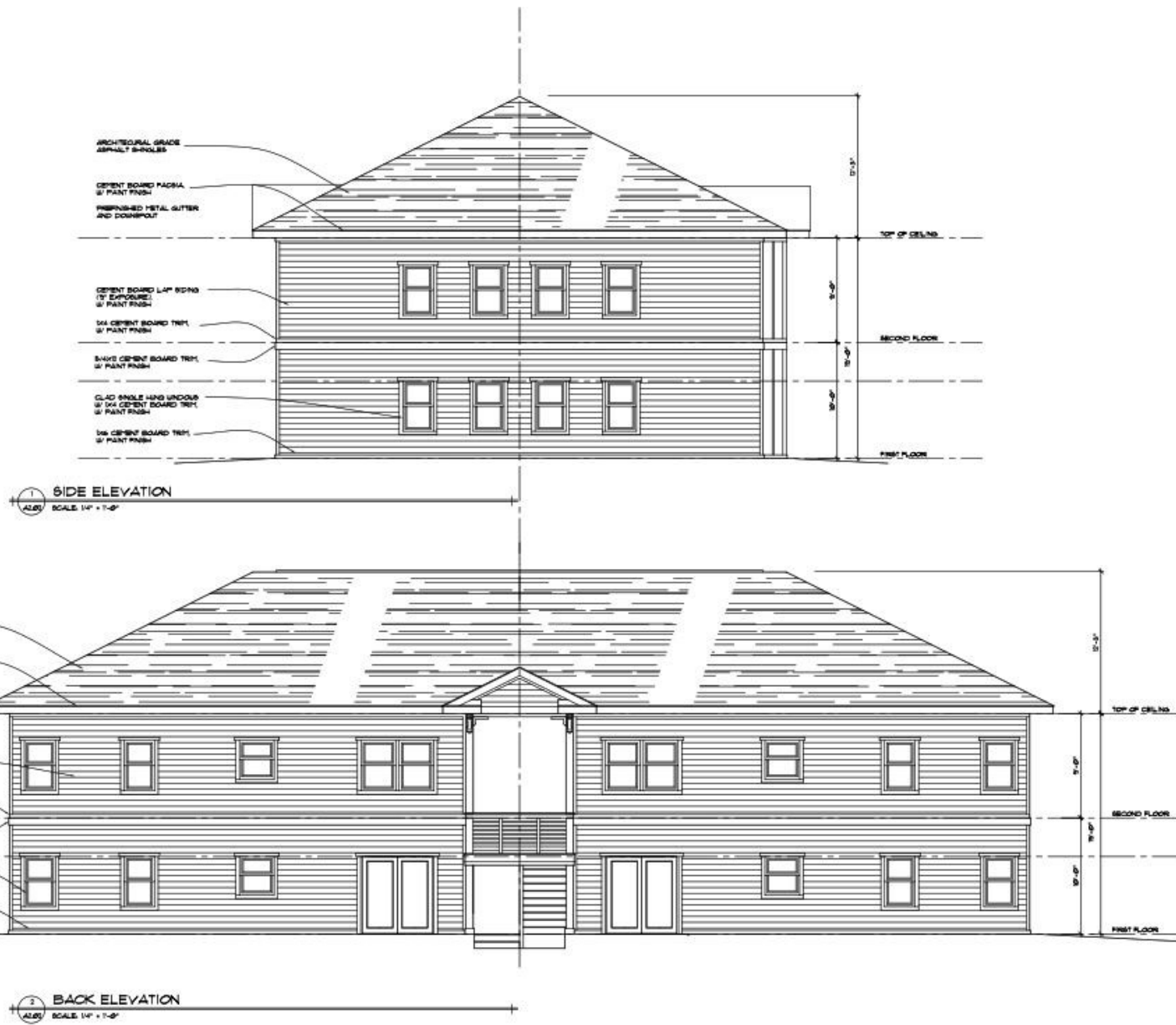
# NEW VILLAS AT CEDAR HILL

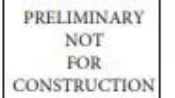
VILLAS COURT ASHEVILLE, NC

DRAWN BY:	MJD
CHECKED:	USA
DATE:	1/9/2021
SCALE:	AS NOTED
JOB NUMBER:	1620
REVISIONS:	

DESCRIPTION  
2 STORY APARTMENT  
BUILDING ELEVATIONS

SHEET  
A2.02  
OF SHEETS





ACCEPTUS ARCHITECTURE, INC. 131 MAINLY STREET GREENVILLE, SC 29601 864-243-3514

NEW VILLAS AT CEDAR HILL

VILLAS COURT  
ASHEVILLE, NC

DRAWN BY:	MJD
CHECKED:	MSA
DATE:	1/12/2001
SCALE:	AS NOTED
JOB NUMBER:	1630
REVISIONS:	

DESCRIPTION
3 STORY APARTMENT BUILDING ELEVATION

**Sheet**

A2.11

OF SHEETS







PRELIMINARY  
NOT  
FOR  
CONSTRUCTION

ADAPTUS ARCHITECTURE, INC. 31 HAZEL STREET GREENVILLE, SC 29609 864-242-2514

NEW VILLAS AT CEDAR HILL

VILLAS COURT  
ASHEVILLE, NC

DRAWN BY: MJD  
CHECKED: MJD  
DATE: 10/20/2021  
SCALE: AS NOTED  
JOB NUMBER: 1020  
REVISIONS:

DESCRIPTION  
3 STORY APARTMENT  
BUILDING ELEVATION

SHEET  
A2.12  
OF SHEETS







PRELIMINARY  
NOT  
FOR  
CONSTRUCTION

ADAPTUS ARCHITECTURE, INC. 27 HANLY STREET GREENVILLE, SC 29609 864-242-2864

NEW VILLAS AT CEDAR HILL

VILLAS COURT ASHEVILLE, NC

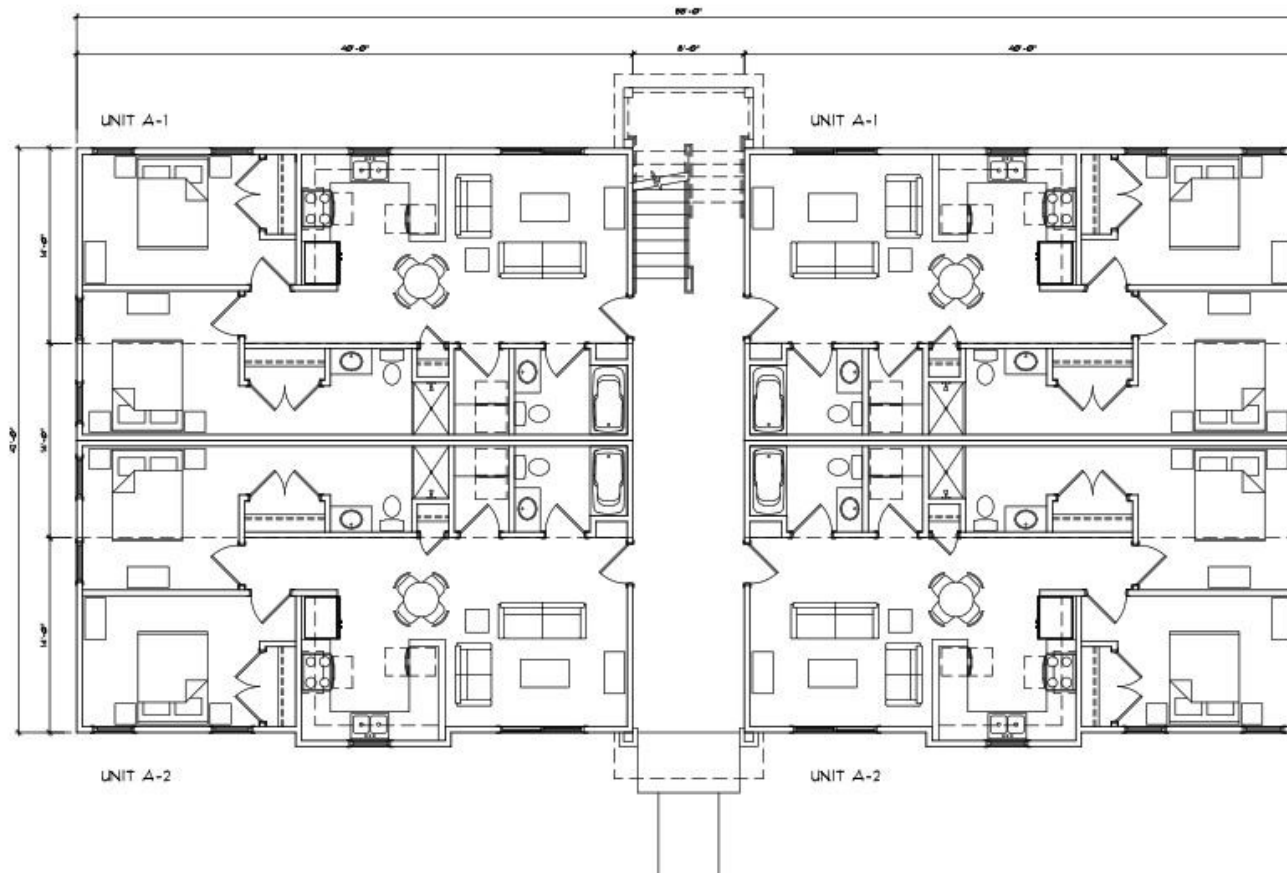
DRAWN BY: MJD  
CHECKED: JMA  
DATE: 10/2/2021  
SCALE: AS NOTED  
JOB NUMBER: 1670  
REVISIONS:

DESCRIPTION  
3 STORY APARTMENT  
BUILDING ELEVATION

SHEET  
A2.13  
OF SHEETS







(8) 2 BEDROOM APARTMENTS  
TWO STORY APARTMENT BUILDING  
SCALE: 1/4" = 1'-0"

(12) 2 BEDROOM APARTMENTS  
THREE STORY APARTMENT BUILDING



PRELIMINARY  
NOT  
FOR  
CONSTRUCTION

ADEPTUS ARCHITECTURE, INC. 317 MAIN STREET GREENVILLE, SC 29601 864-242-7914

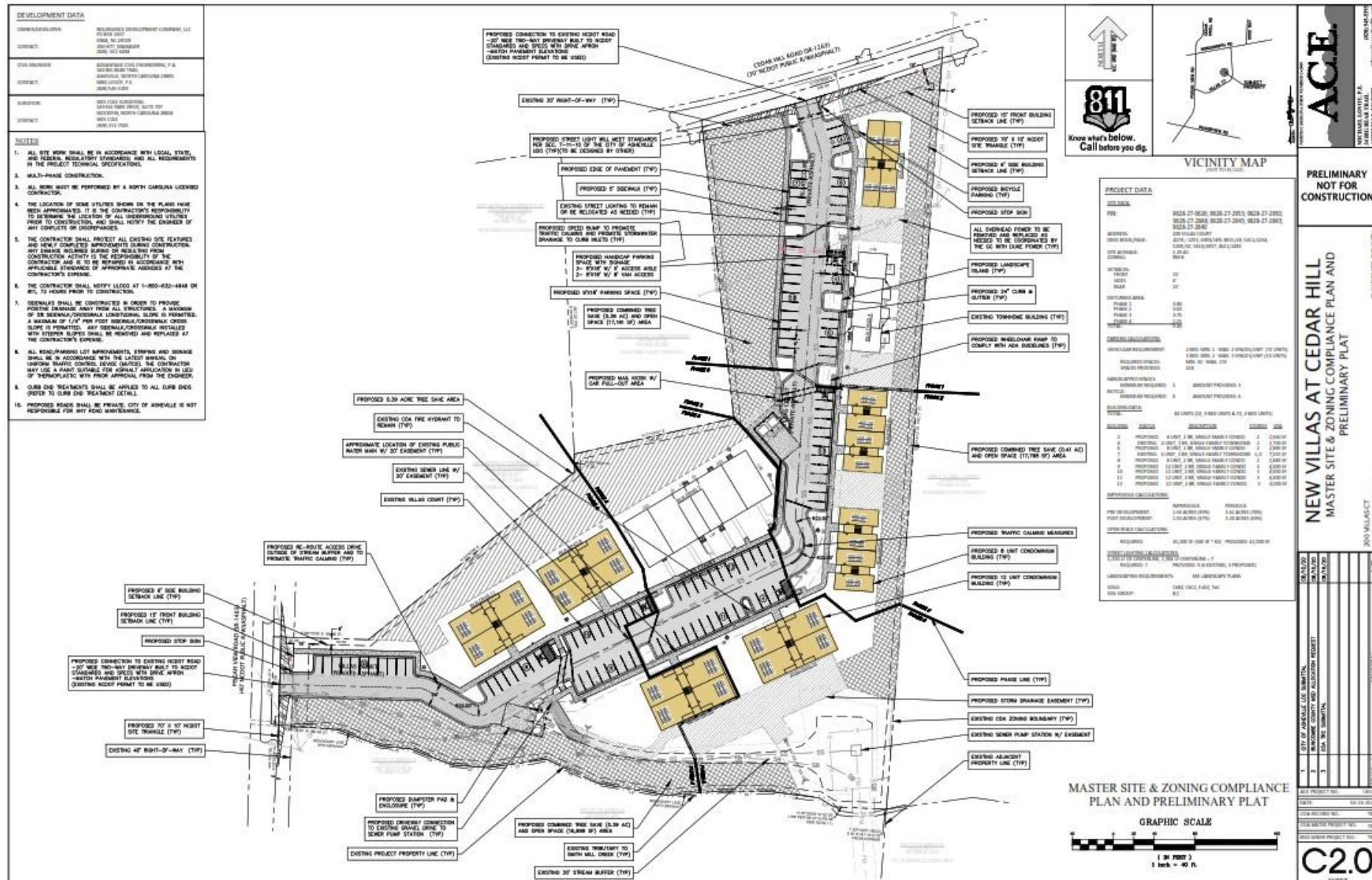
NEW VILLAS AT CEDAR HILL  
VILLAS COURT  
ASHEVILLE, NC

DRAWN BY:	MJD
CHECKED:	WBA
DATE:	1/5/2017
SCALE:	AS NOTED
JOB NUMBER:	1670
REVISIONS:	

DESCRIPTION
FLOOR PLANS

SHEET
A1.01
OF SHEETS







### Cross Property Agent Full

**200 Villas Court, Asheville, NC 28806**

CMLS#:	<b>3793359</b>	Category:	<b>Lots/Acres/Farms</b>	Parcel ID:	<b>9628270626</b>	List Price:	<b>\$2,600,000</b>
Status:	<b>Active</b>	Tax Location:	<b>Asheville</b>	County:	<b>Buncombe</b>		
Subdivision:	<b>Villas At Cedar Hill</b>	Tax Value:	<b>\$247,900</b>	Plat Book/Slide:			
Zoning:	<b>RM8</b>	Deed Reference:	<b>4728/1291</b>	Block/Section:			
Legal Desc:	<b>VILLAS AT CEDAR HILL FUTURE DVPT</b>						
Elevation:	<b>2000-2500 ft. Elev.</b>						



#### General Information

Type: **Unimproved Commercial**  
 Can be Divided?:  
 \$/Acre: **\$491,493.38**

#### Land Information

Approx Acres: **5.29**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc:  
 Restrictions:

#### School Information

Elem: **Johnston/Eblen**  
 Middle: **Joe P Eblen**  
 High: **Unspecified**

#### Utility/Plan Information

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

**Cleared, Corner Lot, Level, Sloping**  
**Architectural Review, Other - See Media/Remarks**

#### Additional Information

Prop Fin: **1031 Like-Kind**  
**Exchange, Cash,**  
**Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**  
 Additional Parcels: **9628272953,9628272840,9628272843,9628272845,9628272848**

Recent: **10/19/2021 : NEWs : ->ACT**

#### Features

Fixtures Exceptions: **No**  
 Exterior Feat: **Other - See Media/Remarks**  
 Access: **Paved Road**  
 Improvements: **Other**  
 Suitable Use: **Residential**

Street: **Paved**

#### Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**

#### Remarks

Public Remarks: **72 Proposed and Asheville City Council approved 840sf Condominium units 5 minutes from downtown Asheville. 4 Buildings with 12 units and 3 Buildings with 8 units. Per civil engineer and owner the property is currently in the process of permitting and subsequently out for bid to have a construction budget. The current condominium/townhomes from an earlier phase were completed in 2007 and are 2/2bath units with approximately 1,200-1,300sf and the last two sales have been \$230,000 and \$240,000 per mls. Great location and the project is suitable for stick-built or off-frame modular construction.**

Agent Remarks: **All approved plans are available to share via dropbox.**

Instructions: **Call Listing Agent, Showing Service, Sign**

Directions: **From downtown Asheville head west on I-240 W, merge onto US 19-23 (Patton Avenue) via Exit 3A and go 1.73 miles. Turn right onto Johnston Blvd and go 1.15 miles. Turn slight left onto Cedar Hill Rd and go 0.07 miles. Turn left to stay on Cedar Hill Rd and go 0.20 mile. Take 2nd left onto Villas Ct.**

#### Listing/Agent/Office Information

DOM:	<b>0</b>	CDOM:	<b>0</b>	TOM Dt:		Expiry Dt:	<b>10/31/22</b>
Mkt Dt:	<b>10/19/21</b>	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	<b>No</b>						
For Appointment Call:	<b>800-746-9464</b>			List Type:	<b>Exclusive Right</b>		
List Agent:	<b>Greg Palombi (grpa54896)</b>			Agent Phone:	<b>828-216-4037</b>		
Office:	<b>The Real Estate Center (NCM16200)</b>			Office Ph:	<b>828-255-4663</b>		
Buyer Agency:	<b>4%</b>	Sub Agency:	<b>0%</b>	Transaction Broker:		Bonus:	