

# *77 Dye Leaf Road, Fairview*



*Offered at \$4,000,000*



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Welcome to Southwinds Farm! 5300+ SF home with 3 ponds, 5 creeks, 3 small barns, one large 2 level barn on 231 acres, nestled between Flat Top Mtn, High Windy Gap Mtn & Dye Leaf Mtn. Main level has a huge Master Bedroom with a fireplace that opens to main level deck and enormous views. There is an oversized main level garage and also an additional oversized L-shaped garage on the lower level with a work shop. Second level has 3 bedrooms, living room & full bath along with amazing views from the second level balcony. Lower level offers a kitchenette/bar, game room and a large living area great for media/sports entertaining. Property includes an 8500 watt generator, solar panels, 1500 gallon gravity spring fed reservoir, and a large, outdoor cooking area. Fireplaces on every level (4 total) and Trane furnace's for each level. Beautiful gated entry boasts a .7 mile paved driveway. There are ATV trails throughout the property. This one has it all; mountains, pasture, ponds, creeks. Dye Leaf is a state maintained road and there is also frontage on Dye Leaf Lane.

## Main Level

- Master bedroom suite with fireplace; opens to deck
- Second bedroom/office/ flex space, connected to a bath & walk in closet
- Main level kitchen has Jen-Air appliances and two refrigerator / freezers.
- Oversized - 24X38 - main level garage with epoxy flooring
- 1000 gallon, owned propane tank
- 8500 watt generator, which powers the majority of the main level
- Master bedroom and living space share a wood bin

## Second Level

- Entry to deck off the living room and bedroom
- Three large bedrooms with a living room and fireplace
- Large double vanity and tub/shower in the guest bath
- Amazing views
- Attic storage which could be finished for an addition

## Lower Level

- Oversized, L - shaped garage workshop
- Sewing / Canning room with a sink and counter stove outlet

- Gas hot water heater
- Kitchenette - could easily be converted to a full kitchen
- See through fireplace
- Game room
- Living room
- Large, half bath

## Property Features

- Solar Panels - owner sells some of the resulting power to Duke
- Electric bill averages \$12/ month
- Main Barn
- Three mini barns
- 1500 gallon, spring fed reservoir
- Three ponds
- Four creeks

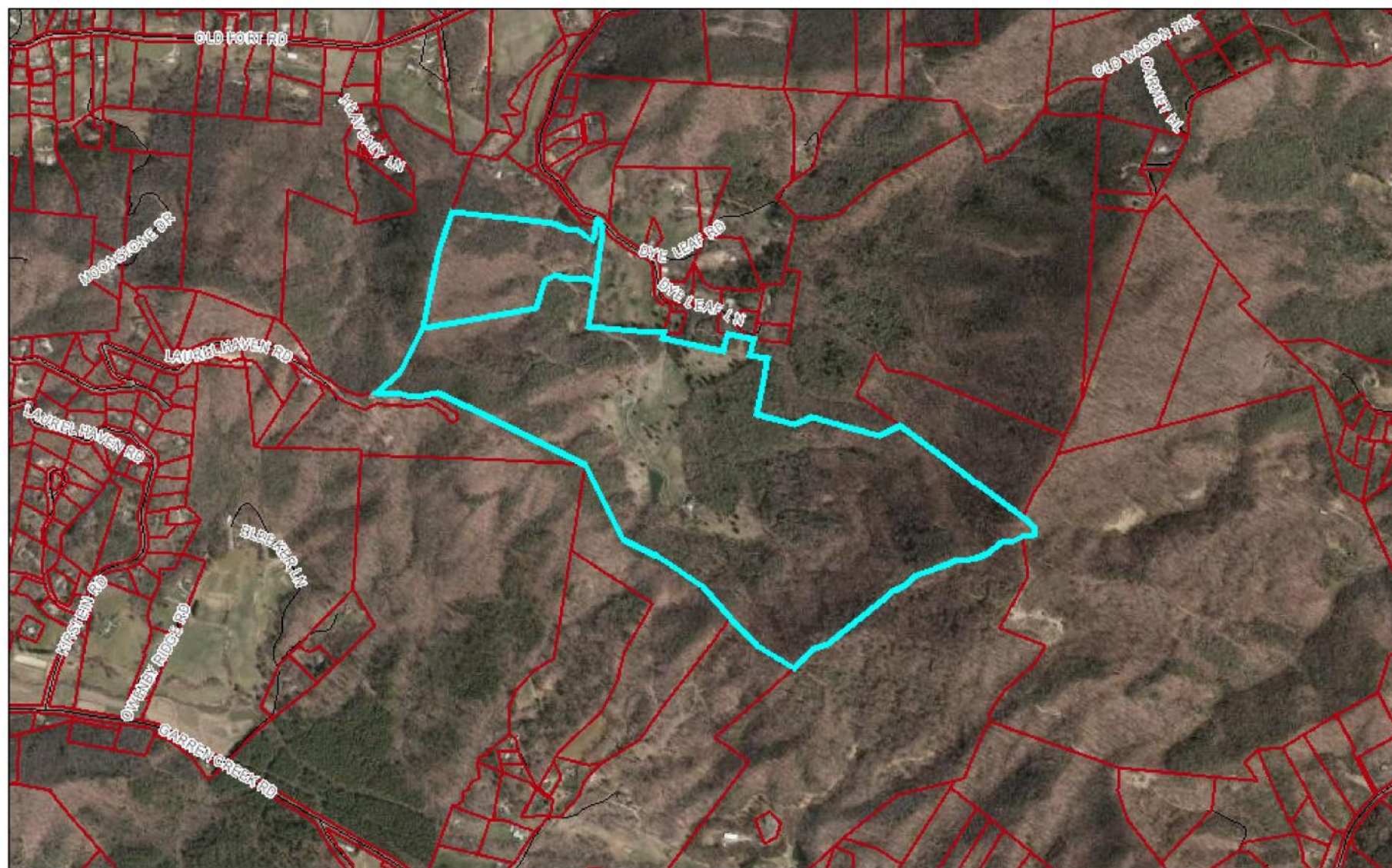
- Tiki bar on pond
- Three Trane heat pump units, one on each level
- Hardi Plank exterior
- Large, outdoor cooking area with epoxy flooring
- Three rock and one tile fireplaces - woodburning but plumbed for gas
- Fenced area for dogs
- Blueberries, peaches, cherry and fig on the property
- .7 mile driveway
- Dye Leaf Rd is state maintained
- Access to private Dye Leaf Lane - could allow for subdivision of property
- Views of Flat Top Mtn, High Windy Gap Mtn and Dye Leaf Mtn



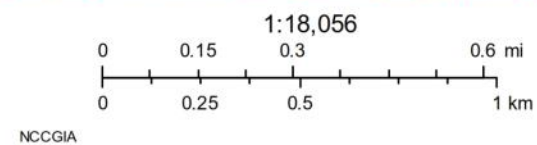




# Buncombe County

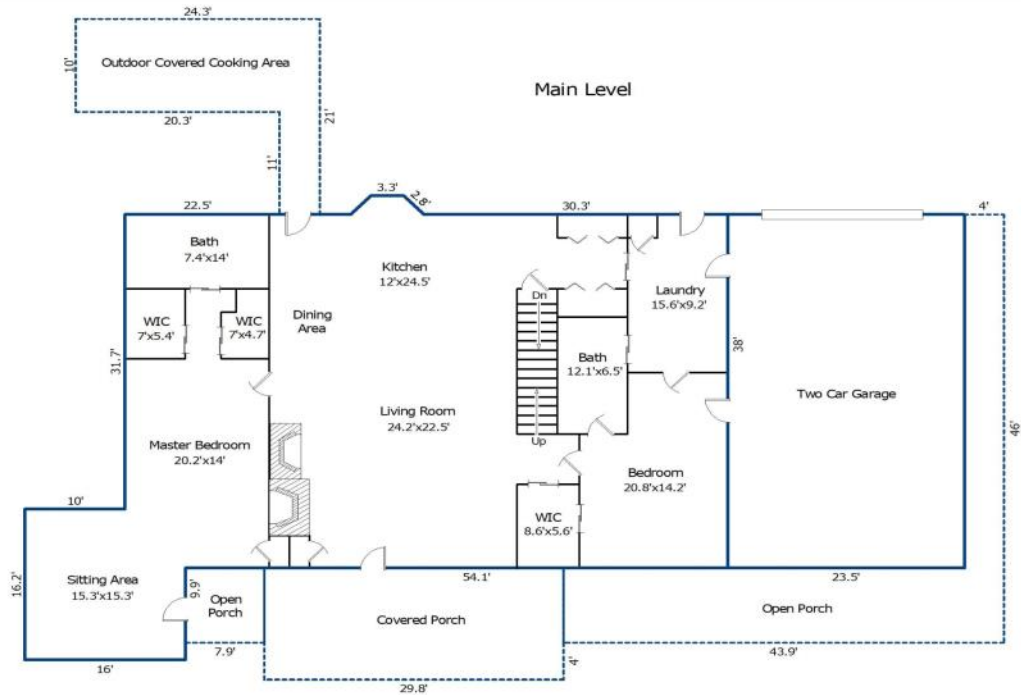


August 31, 2018



# SKETCH ADDENDUM

Borrower or Owner					
Property Address	77 Dye Leaf Road				
City	Fairview	County	Buncombe	State	NC
Client	The Real Estate Center				
				Zip Code	28730



Main Level Heated Living Area = 2,516 SF  
 Second Level Heated Living Area = 1,252 SF  
 TOTAL ABOVE-GRADE HEATED LIVING AREA = 3,768 SF  
 Lower Level Heated Living Area = 1,537 SF  
 TOTAL HEATED LIVING AREA = 5,305 SF  
 Lower Level Non-Contiguous Heated Area = 358 SF  
 Two Car Attached Garage = 893 SF  
 Covered Front Porch = 358 SF  
 Open Front-To-Side Porch = 566 SF  
 Outside Cooking Area = 287 SF

Sketch by Apex Medina™

Comments: Interior Room Dimensions Are Approximate. Lower Level Denotes Below-Grade Area. Home Sketch: Ken Potts (kenpotts@gmail.com)



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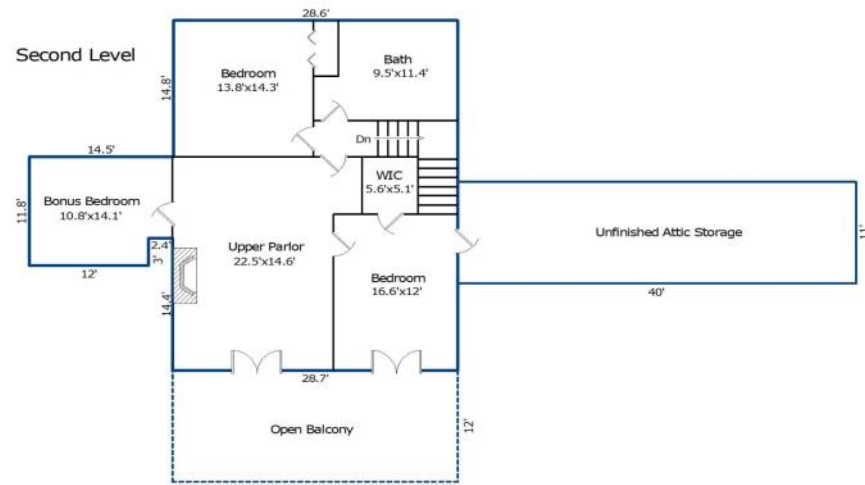
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State NC

Zip Code 28730

Client

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Second Level Heated Living Area = 1,252 SF

Open Balcony = 344 SF

Unfinished Attic Storage = 440 SF

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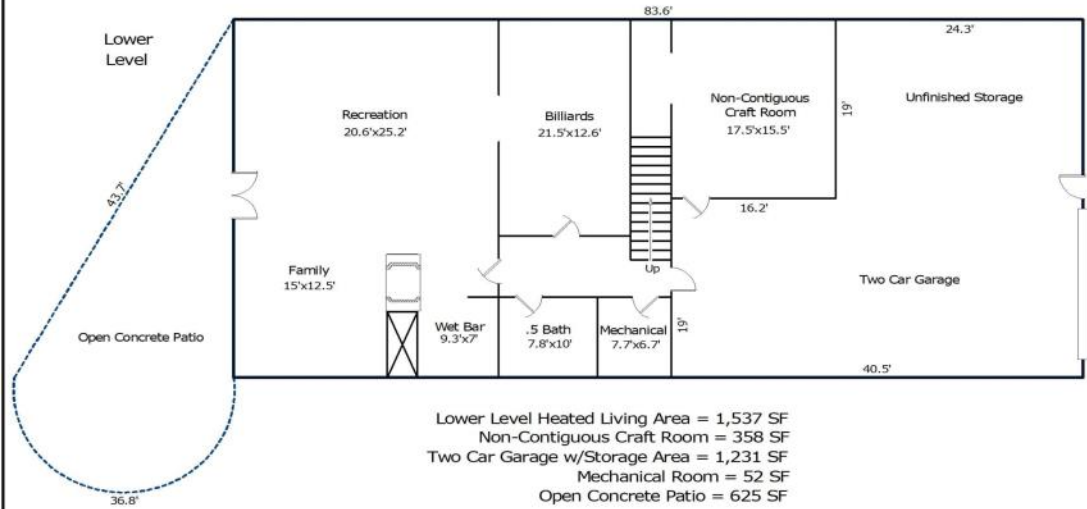
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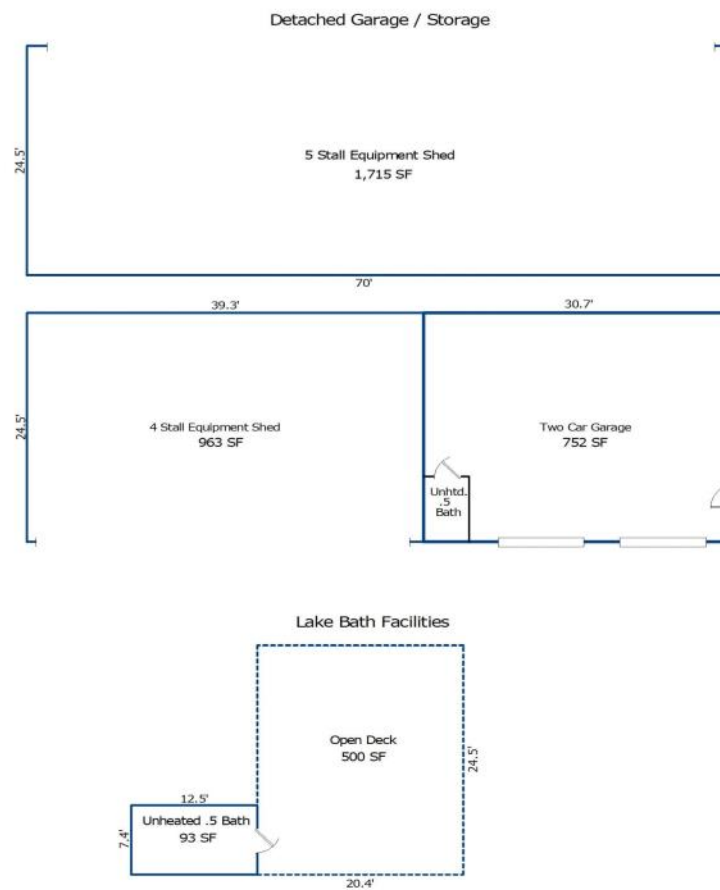
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## Cross Property Client Full

**77 Dye Leaf Road, Fairview NC 28730-9649**

MLS#: <b>3431001</b>	Category: <b>Single Family</b>	Parcel ID: <b>0606-25-7221-00000</b>
Status: <b>Active</b>	Tax Location: <b>Fairview</b>	County: <b>Buncombe</b>
Subdivision: <b>None</b>	Tax Value: <b>\$2,566,100</b>	Zoning: <b>OU</b>
Zoning Desc: <b>Two PINS: 0606-25-7221-00000 and 0606-17-0079-00000</b>		Deed Ref: <b>1881/295, 1115/233</b>
Legal Desc: <b>231.31</b>	Approx Lot Dim:	Lot/Unit
Approx Acres: <b>231.31</b>		
Lot Desc: <b>Creekfront, Fruit Trees, Green Area, Hilly, Long Range View, Mountain View, Open/Cleared, Pasture, Paved Frontage, Pond/Lake, Private, Rolling, Stream/Creek, Trees, Views, Wooded, Year Round View</b>		Elevation: <b>2500-3000 ft. Elev.</b>



### General Information

Type: **1.5 Story/Basement**  
 Style: **Traditional**  
 Construction Type: **Site Built**

### HLA

Main: **2,242**  
 Upper: **1,334**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **2,242**  
 Above Grade: **3,576**  
 Total: **5,818**

Additional Sqft: **0**

### Additional Information

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

### School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

### Bldg Information

Beds: **5**  
 Baths: **3/1**  
 Year Built: **1999**  
 New Const: **No**  
 Construct Status:  
 Builder:  
 Model:

Recent: **09/06/2018 : NEWs : ->ACT**

### Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/0	Bathroom(s), Bedroom(s), Dining Area, Family Room, Kitchen, Laundry, Master BR, Office, Pantry
Upper	3	1/0	Bathroom(s), Bedroom(s), Living Rm
Basement	0	0/1	Basement, Bathroom(s), Bonus Rm, Kitchen, Living Rm, Play Room, Rec Rm, Sewing

### Features

Waterbody Name: **Creek - unspecified**  
 Lake/Water Amenities: **None**  
 Parking: **Attached Garage, Garage - 4+ Car, Garage Door Opener**  
 Driveway: **Asphalt**  
 Laundry: **Main**  
 Foundation: **Basement Fully Finished**  
 Fireplaces: **Yes, Family Room, Living Room, Master Bedroom, See Thru, Wood Burning, Other**  
 Floors: **Carpet, Tile**  
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Double Oven, Dryer, Generator, Propane, Refrigerator, Washer**  
 Comm Features: **None**  
 Interior Feat: **Attic Walk-in, Basement Shop, Breakfast Bar, Cable Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar**  
 Exterior Feat: **Barn(s), Deck, Fenced Pasture, Fenced Yard, Gazebo, Outdoor Kitchen, Patio, Pond/Lake, Private Pond, Storage Shed/Outbuilding, Stream/Creek, Wired Internet Available, Wooded, Workshop, Other - See Media/Remarks**  
 Exterior Const: **Hardboard Siding**  
 Porch: **Back, Balcony, Patio**  
 Street: **Paved**

Roof: **Architectural Shingle**

### Utilities

Sewer: **Septic Tank**  
 HVAC: **Central Air, Gas Hot Air, Propane**  
 Water: **Spring**  
 Wtr Htr: **Gas**

### Association Information

Subject To HOA: **None**  
 Proposed Spcl Assess: **No**  
 Assoc Fee: **No**  
 Confirm Spcl Assess: **No**  
 Subject to CCRs:

### Remarks

Public Remarks: **Welcome to Southwinds Farm! 5000+ SF home w/ 3 ponds, 5 creeks, 3 small barns, one large 2 level barn on 231 acres, nestled between Flat Top Mtn, High Windy Gap Mtn & Dye Leaf Mtn. Main level has a huge MBR w/fireplace that opens to main level deck w/ enormous views. There is an oversized main level garage and also an additional oversized L-shaped garage on lower level w/ work shop. Second level has 3 bdrms, living room & full bath along w/amazing views from second level balcony. Lower level has kitchenette/bar, game room, large living area great for media/sports entertaining. Property includes a 8500 watt generator, solar panels, 1500 gallon gravity spring fed reservoir, and lg. outdoor cooking area. Fireplaces on every level (4 total), Trane furnace's for each level. Beautiful gated entry w/ .7 mile paved driveway, There are ATV trails throughout the property. This one has it all mtn, pasture, ponds, creeks. Dye Leaf is a state maintained rd. There is also frontage on Dye Leaf Lane.**

Directions: **From Asheville, take I-240 south toward Oteen. Take US 74 exit (exit 9) toward Blue Ridge Pkwy/Bat Cave. In about half a mile, merge onto Charlotte Hwy. In about 3.75 miles, turn left on Reeds Creek Rd. Turn slight left onto Old Fort Rd. Turn slight right onto Dye Leaf Rd. 77 Dye Leaf Rd will be on your right.**

### Listing Information

DOM: **0**  
 UC Dt: **0**  
 CDOM: **0**  
 DDP-End Date:  
 Closed Dt:  
 Close Price:  
 Slr Contr:  
 LTC: