

5 Patti Lane, Asheville, NC 28804





Huge, 7 bedroom / 5 bath fixer upper



Home contains lower level unit with separate entrance



Large, private yard with country feel but close to town

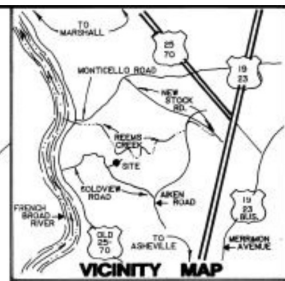
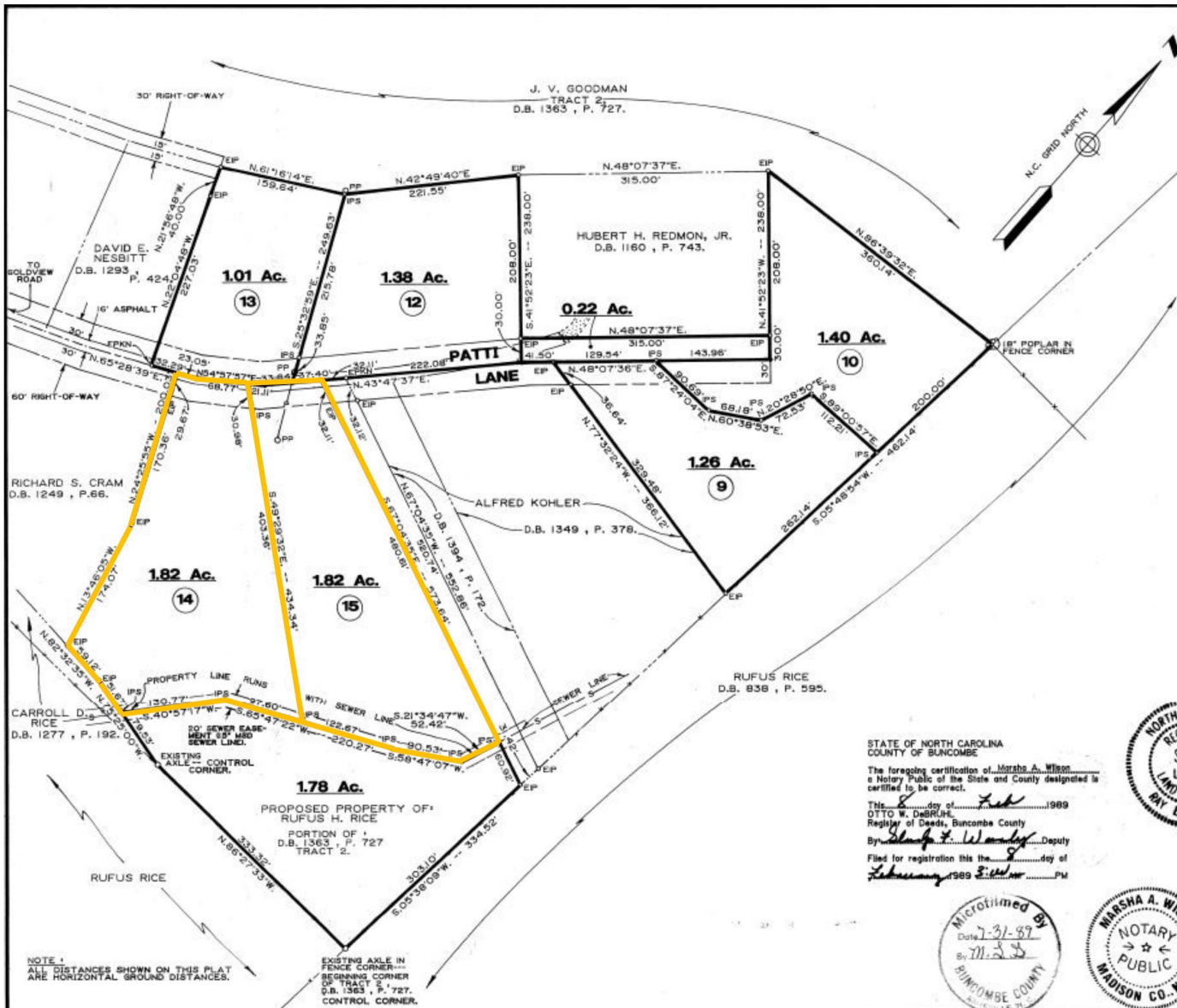


Two parcels can be sold together for \$399,000

Property Details

- **Home and adjacent parcel available for \$399,000 for a total of 3.64 acres**
- **Home on single, 1.82 acre parcel available for \$349,000**
- **Large 7 bedroom / 5 bath home**
- **Level lots**
- **Lower level guest quarters with bedroom, bath, kitchen, patio and separate entrance**
- **Home connected to sewer**
- **Convenient, N Asheville location**
- **Private setting with views**
- **Fixer Upper with great potential for extended family or income producing property**
- **Fenced yard and above ground swimming pool**





LEGEND:

- EP = EXISTING IRON PIPE.
- EPKN = EXISTING P. K. NAIL.
- IPS = IRON PIPE SET 1/4" REBAR.
- = NO POINT SET AT THIS DATE.
- PP = POWER POLE.

REFERENCE:

PORTION OF TRACT 2 OF D.B. 1363,
P. 727.
PORTION OF AN UNRECORDED PLAT BY
RAY E. ANDERS, R.L.S. DATED 06-05-87
& ENTITLED "AGGREGATE RESOURCES, INC."

REVISIONS:

MAY 30, 1988 -- ORIGINAL SURVEY.
JULY 15, 1988 -- CUT OUT PROPOSED
PROPERTY OF
RUFUS H. RICE
& ADDED LOTS 14&15.

Ray E. Anders, Surveyor, certifies that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7th day of February 1989.

Ray E. Anders
Surveyor
1060
Registration No.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

The foregoing certification of *Marsha A. Wilson*, a Notary Public of the State and County designated is certified to be correct.

This _____ day of *Feb*, 1989
OTTO W. DARRIN,
Register of Deeds, Buncombe County
By *Shirley S. Wootley*, Deputy
Filed for registration this _____ day of
February 1989 *5:10* PM



State of NORTH CAROLINA
County of BUNCOMBE

L. MARSHA A. WILSON, a Notary Public of the county and state, certifies that *Ray E. Anders*, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this _____ day of *February*, 1989.

Marsha A. Wilson
Signature
My Comm. Expires August 23, 1992.



RAY E. ANDERS & ASSOCIATES
29 N. MARKET STREET
ASHEVILLE, N.C. 28801



AGGREGATE RESOURCES, INC.

FRENCH BROAD TOWNSHIP
BUNCOMBE COUNTY, N.C.
SCALE 1"=100' MAY 30, 1988.
100 0 100 200
SCALE IN FEET

Cross Property Client Full

5 Patti Lane, Asheville NC 28804-9717

MLS #: 3413987	Category: Single Family	Parcel ID: 9732-03-1221-00000	List Price: \$399,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Subdivision: None	Tax Value: \$310,600	Zoning: R-1	
Zoning Desc:		Deed Ref: 1876/0140, 2949/0431	
Legal Desc: Two parcels and all improvements, Buncombe County descr in Deed Bk/Pg 1876/0140, 2949/0431		Lot/Unit:	
Approx Acres: 3.64	Approx Lot Dim:		
Lot Desc: Level, Mountain View, Open/Cleared, Paved Frontage, Private, Trees, Views	Elevation:		



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story/Basement	Elem:	Unspecified
Style:	Traditional	Middle:	Unspecified
Construction Type:	Site Built	High:	Unspecified
<u>HLA</u>		<u>Bldg Information</u>	
Main:	1,791	Unheated Sqft:	0
Upper:	0	Beds:	7
Third:	0	Baths:	5/0
Lower:	1,738	Year Built:	1994
Bsmnt:	0	New Const:	No
Above Grade:	3,529	Construct Status:	
Total:	3,529	Builder:	
		Model:	
Additional Sqft:	0		
<u>Additional Information</u>			
Prop Fin:	No		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Publicly Maint Rd:	Yes		

Recent: **08/02/2018 : NEWS : -->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	4	2/	Bathroom(s), Bedroom(s), Kitchen, Living Rm, Master BR
Lower	3	3/	2nd Living Quarters, Bathroom(s), Bedroom(s), Dining Area, Kitchen, Laundry, Living Rm, Master BR

Features

Lake/Water Amenities:	None		
Parking:	Driveway		Main Level Garage: No
Driveway:	Other	Doors/Windows:	
Laundry:	Main, Other	Fixtures Exceptions:	No
Foundation:	Basement Partially Finished		
Fireplaces:	Yes, Living Room		
Floors:	Carpet, Tile		
Equip:	Dishwasher, Dryer, Oven, Refrigerator, Washer		
Exterior Feat:	Building - Storage Shed/Outbuilding, Deck, Fenced, Patio, Pool-Above Ground, Other		
Exterior Const:	Vinyl		
Porch:	Back	Roof:	Composition Shingle
Street:	Paved		

Utilities

Sewer:	Public Sewer, Other-see Media/RemarWater:	Well	
HVAC:	Central Air, Heat Pump - AC, Heat Pump - Heat	Wtr Htr:	Electric

Association Information

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

Remarks

Public Remarks: **Large fixer upper with lower level guest quarters; guest quarters has bedroom, bath, kitchen (includes refrigerator). patio and separate entrance, great for extended family or rental income. Convenient, N Asheville location, country like feel in private setting with views. Double lot, two PINs. Home pumps to sewer line. The additional lot would need well/septic. House is on well.**

Directions: **Take I-26 north from Asheville toward Weaverville. Take Exit 21 toward Weaverville/New Stock Rd. Turn left onto Woodland Hills Rd. Woodland Hills Rd becomes New Stock Rd. New Stock Rd becomes Woodland Hills Rd AGAIN. Turn left onto Aiken Rd. Take 1st right onto Goldview Rd. After about 3/4 of a mile, take 3rd right onto Patti Lane. 5 Patti Lane will be on the right.**

Listing Information

DOM:	1	CDOM:	1	Closed Dt:		Sr Contr:	
UC Dt:		DDP-End Date:		Close Price:		LTC:	

Prepared By: Scott Carter

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Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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Status: Active	Tax Location: Asheville	County: Buncombe
Subdivision: None	Tax Value: \$310,600	Zoning: R-1
Zoning Desc:		Deed Ref: 1876/0140
Legal Desc: 1.82 acre parcel and all improvements, Buncombe County descr in Deed Bk/Pg 1876/0140		Lot/Unit
Approx Acres: 3.64	Approx Lot Dim:	
Lot Desc: Level, Mountain View, Open/Cleared, Paved Frontage, Private, Trees, Views		Elevation



General Information

Type: **2 Story/Basement**
 Style: **Traditional**
 Construction Type: **Site Built**

School Information

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

HLA
 Main: **1,791**
 Upper: **0**
 Third: **0**
 Lower: **1,738**
 Bsmnt: **0**
 Above Grade: **3,529**
 Total: **3,529**

Unheated Sqft
 Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **529**
 Bsmnt: **0**
 Total: **529**

Bldg Information
 Beds: **7**
 Baths: **5/0**
 Year Built: **1994**
 New Const: **No**
 Construct Status:
 Builder:
 Model:

Additional Information

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

Recent: **08/13/2018 : NEWS : ->ACT**

Room Information

Room Level Beds Baths Room Type

Features

Lake/Water Amenities: **None**
 Parking: **Driveway**
 Driveway: **Other**
 Laundry: **Main, Other**
 Foundation: **Basement Partially Finished**
 Fireplaces: **Yes, Living Room**
 Floors: **Carpet, Tile**
 Equip: **Dishwasher, Dryer, Oven, Refrigerator, Washer**
 Exterior Feat: **Building - Storage Shed/Outbuilding, Deck, Patio, Pool-Above Ground, Other - See Media/Remarks**
 Exterior Const: **Vinyl**
 Porch: **Back**

Doors/Windows:
 Fixtures Exceptions: **No**

Main Level Garage: **No**

Roof: **Composition Shingle**

Utilities

Sewer: **Public Sewer, Other-see Media/Remarks**
 HVAC: **Central Air, Heat Pump - AC, Heat Pump - Heat**

Water: **Well**
 Wtr Htr: **Electric**

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