



**Joshua Huskins**  
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**Cross Property Agent Full**

**187 Bear Pen Road, Burnsville NC 28714**

CMLS#: <b>3743491</b>	Category: <b>Single Family</b>	Parcel ID: <b>07260288604100</b>	List Price: <b>\$200,000</b>
Status: <b>Active</b>	Tax Location: <b>Yancey</b>	County: <b>Yancey</b>	<b>Actual List Price</b>
Subdivision: <b>Cattail Creek</b>	Tax Value: <b>\$124,630</b>	Zoning: <b>None</b>	
	Deed Ref: <b>187/381</b>	Plat Book/Slide: <b>None</b>	
Legal Desc: <b>Land and all improvements referenced in Yancey deed Bk/Pg 187/381</b>		Block/Section:	
Approx Acres: <b>2.29</b>	Approx Lot Dim: <b>Per plat</b>		
Lot Desc: <b>Hilly, Level, Mountain View, Private, Sloping, Steep, Trees, Winter View, Wooded</b>		Elevation: <b>3500-4000 ft. Elev.</b>	



General Information

Type: **1.5 Story**  
 Style:  
 Construction Type: **Site Built**

<u>HLA</u>		<u>Non-HLA Sqft</u>	
Main:	<b>828</b>	Main:	<b>0</b>
Upper:	<b>0</b>	Upper:	<b>0</b>
Third:	<b>0</b>	Third:	<b>0</b>
Lower:	<b>0</b>	Lower:	<b>0</b>
Bsmnt:	<b>0</b>	Bsmnt:	<b>0</b>

Above Grade:	<b>828</b>		
Total:	<b>828</b>	Total:	<b>0</b>
Additional Sqft:	<b>197</b>	Garage Sqft:	<b>0</b>

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Mountain Heritage**

Bldg Information

Beds: **2**  
 Baths: **1/1**  
 Year Built: **1983**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder:  
 Model:

Additional Information

Prop Fin: **1031 Like-Kind Exchange, Cash, Conventional, FHA**  
 Assumable: **No** Occupant Type: **Vacant**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**  
 Additional Parcels: **072602875889000**

Recent: **05/26/2021 : NEWS : ->ACT**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>2</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Dining Area, Kitchen, Living Room</b>
<b>Upper</b>	<b>0</b>	<b>0/1</b>	<b>Bathroom(s), Bed/Bonus</b>

Features

Lake/Water Amenities:	<b>None</b>		
Parking:	<b>Driveway</b>		Main Level Garage: <b>No</b>
Driveway:	<b>Gravel</b>	Doors/Windows:	
Laundry:	<b>Other</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Crawl Space</b>		
Fireplaces:	<b>Yes, Living Room, Propane</b>		
Floors:	<b>Carpet</b>		
Equip:	<b>Dryer, Refrigerator</b>		
Comm Features:	<b>None</b>		
Interior Feat:	<b>Open Floorplan, Vaulted Ceiling</b>		
Exterior Covering:	<b>Wood</b>		
Porch:	<b>Deck, Porch-Wrap Around</b>	Roof:	<b>Metal</b>
Street:	<b>Gravel</b>		

Utilities

Sewer:	<b>Septic Installed</b>	Water:	<b>Well Installed</b>
Wtr Htr:	<b>Electric</b>		
HVAC:	<b>Electric Baseboard Heat, No A/C, Propane</b>		
Restrictions:	<b>Other - See Media/Remarks</b>		

Association Information

Subject To HOA:	<b>Optional</b>	Subj to CCRs: <b>Yes</b>	HOA Subj Dues: <b>Mandatory</b>
HOA Management:		HOA Phone:	<b>\$60/Annually</b>
Proposed Spcl Assess:		Confirm Spcl Assess:	<b>No</b>


Public Remarks: **A SWEET retreat! Located in the HIGHLY sought after community of Cattail Creek and nestled on a hillside. Fresh mountain air is waiting on the deck along with local trees and wildlife so pull up a chair, pour a cup of coffee and enjoy what is so well known in these mountains of Western North Carolina. Perfect for a mountain get-a-way from all the city life hustle and bustle. The upstairs can be used for additional sleeping area or craft/hobby area. New roof in 2020! The beautiful town of Burnsville will be your destination for grocery and shopping needs. The big city of Asheville is a short hour drive away for your city needs. Lake James is a hour and a half away.**

Agent Remarks: **Washer and dryer are separate from the main house attached to the side. Septic permit has been applied for**

Instructions: **Lockbox/Key, Showing Service**

Listing/Agent/Office Information

DOM:	<b>1</b>	CDOM:	<b>1</b>	TOM Dt:		Expiry Dt:	<b>10/31/21</b>
Mkt Dt:	<b>05/26/21</b>	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	<b>No</b>			List Type:	<b>Exclusive Right</b>		
For Appointment Call:	<b>800-746-9464</b>			Agent Phone:	<b>828-284-4566</b>		

Listing Office: [Joshua Huskins \(67264\)](#)   
Buyer Agency: [Foxfire Real Estate, LLC \(NCM5805000\)](#) Office Phone: **828-766-9509**  
Named Prosp: **3%** Sub Agency: **0%** Transaction Broker:  
Web Url: **No** Dual/Var: **No** Seller Name: **On Record** Bonus:  
Full Service: **Yes**

Prepared By: Joshua Huskins

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