

## Cross Property Client Full w/photos

### 312 Bradenton Knoll #15, Fletcher NC 28732

MLS#: <b>3772687</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9685-21-0570-0000</b>	List Price: <b>\$174,900</b>
Status: <b>Active</b>	Tax Location: <b>Fletcher</b>	County: <b>Buncombe</b>	
Subdivision: <b>Rilandwell Estates</b>	Tax Value: <b>\$128,100</b>	Zoning Desc: <b></b>	
Zoning: <b>OU</b>		Deed Reference: <b>2689-91</b>	
Legal Desc: <b>RILANDWELL ESTATES 15</b>			
Elevation: <b>2000-2500 ft. Elev.</b>			



General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$90,154.64**

Land Information

Approx Acres: **1.94**  
 Acres Cleared:  
 Acres Wooded: **1.94**  
 Approx Lot Dim:  
 Min Sqft To Build: **2,750**  
 Prop Foundation: **Basement, Crawl Space**  
 Road Frontage: **175**  
 Lot Desc: **Level, Paved Frontage, Wooded**

School Information

Elem: **Fairview**  
 Middle: **Cane Creek**  
 High: **AC Reynolds**

Utility/Plan Information

Sewer: **Septic Needed**  
 Water: **Public Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **08/10/2021 : NEWS : ->ACT**

Features

Green Cert: <b>None</b>	HERS:
Fixtures Exceptions: <b>No</b>	
Comm Features: <b>Street Lights</b>	
Access: <b>Privately Maintained Rd.</b>	Street: <b>Paved</b>
Improvements: <b>None</b>	
Suitable Use: <b>Residential</b>	

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs:	HOA Subj Dues: <b>Mandatory</b>
HOA Management:	HOA Phone:	Assoc Fee: <b>\$600/Annually</b>
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess:	

Remarks

Public Remarks: **Here's a beautiful build spot in an upscale, established neighborhood. Drive to your home on the community maintained paved roads as you climb so slightly in elevation to reach your mountain paradise. This land sits higher than the land around it providing ample opportunity to turn your winter views into year round views. Or, keep the winter views and enjoy a private, woodsy if you prefer. The neighboring lots already have homes on them, so they'll be no future surprises of someone building to close to your property line. This great home site is just minutes from Asheville with a rural feel!**

Directions: **I-40 to Exit 53A. Drive about 8 miles to a RIGHT on Upper Brush Creek Rd. Travel 2.25 miles to RIGHT onto Rilandwell Dr. In a little less than 1/2 a mile the road will fork with Bradenton Knoll being the RIGHT fork. Property is the wooded lot on the LEFT. Look for sign. Property is much more open once your 10 feet in.**

Listing Information

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



Community Sign



Road into Community



Flat Land



Good Soil



Nice Home Site Options



Road Frontage

Prepared By: Bill Millwood