

## Cross Property Client Full w/photos

### 6 Morgan Branch Road, Candler, NC 28715-9024

MLS#: <b>3856902</b>	Category: <b>Single Family</b>	Parcel ID: <b>8696-10-3954-00000</b>	List Price: <b>\$324,900</b>
Status: <b>Coming Soon-No Show</b>	Tax Location: <b>Candler</b>	County: <b>Buncombe</b>	Closed Price:
Subdivision: <b>None</b>	Tax Value: <b>\$208,700</b>	Zoning: <b>OU</b>	
Subdivision: <b>None</b>	Zoning Desc:	Deed Ref: <b>4456-1191</b>	
Legal Desc: <b>SFR Home on approx 0.8 acres</b>	Approx Lot Dim:	Lot/Unit #:	
Approx Acres: <b>0.80</b>	Approx Lot Dim:	Elevation: <b>2000-2500 ft. Elev.</b>	
Lot Desc: <b>Level, Sloping, Trees, Winter View</b>			



#### General Information

Type: **1 Story**  
 Style: **Traditional**  
 Construction Type: **Site Built**

#### School Information

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

#### HLA

Main: **1,333**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,333**  
 Total Primary HLA: **1,333**

#### Non-HLA Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

#### Bldg Information

Beeds: **2**  
 Baths: **1/1**  
 Year Built: **1992**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder:  
 Model:  
 Garage Sqft: **0**

#### Additional Information

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

Recent: **05/04/2022 : Coming Soon : ->CS**

#### Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>2</b>	<b>1/1</b>	<b>Bathroom(s), Bedroom(s), Dining Room, Kitchen, Laundry, Living Room, Mud</b>

#### Features

Lake/Water Amenities: <b>None</b>		
Parking: <b>Carport - 1 Car</b>		Main Level Garage: <b>No</b>
Driveway: <b>Gravel</b>	Doors/Windows:	
Laundry: <b>Main, Closet</b>	Fixtures Exceptions: <b>No</b>	
Foundation: <b>Slab</b>		
Fireplaces: <b>No</b>		
Floors: <b>Vinyl, Vinyl Plank</b>		
Equip: <b>Disposal, Electric Oven, Refrigerator</b>		
Comm Features: <b>None</b>		
Interior Feat: <b>Open Floorplan, Pantry, Walk-In Closet(s)</b>		
Exterior Feat: <b>Fenced Yard, Fire pit, Outbuilding</b>		
Exterior Covering: <b>Wood</b>		
Porch: <b>Covered, Front</b>	Roof: <b>Composition Shingle</b>	
Street: <b>Paved</b>		

#### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>City Water</b>	
HVAC: <b>Heat Pump - AC, Heat Pump - Heat</b>		Wtr Htr: <b>Electric</b>

#### Association Information

Subject To HOA: <b>None</b>	Subj to CCRs:	HOA Subj Dues: <b>No</b>
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess: <b>No</b>	

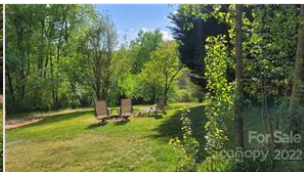
#### Remarks

Public Remarks: **Unrestricted OU zoning with no HOA! This home is currently rented at \$1,400 per month and the tenant would be happy to continue renting giving you immediate income on your investment. LVP flooring is about a year old an in great condition. The open floor plan makes the home feel bigger than it is. There is a half bath off the mud room making clean up a breeze after yard work or working in the close by storage building. The LARGE fenced in back yard is great for pets! Newer water heater and heat pump!**

Directions: **I-40 to Exit 44. Head WEST on Smokey Park Highway away from Asheville for 3 miles. LEFT onto Pisgah Hwy/151 for 3.75 miles. RIGHT onto S Morgan Branch Rd. Quick RIGHT onto first drive, then RIGHT onto 2nd driveway (careful, there is a pot hole here). Home is only one straight ahead. Look for sign.**

#### Listing Information

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



Enjoy Outdoors at the Fire Pit!

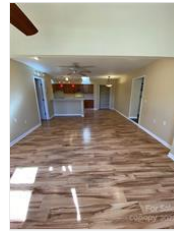
Spacious Yard

View from Home

Solid Storage Building



Large Fenced in Back Yard



Bedroom 1



Walk-in Closet



Full Bath



Full Bath



Bedroom 2



Bedroom 2



Mud Room



Mud Room



Half Bath

Prepared By: Bill Millwood