

## Cross Property Client Full w/photos

**116 Arnold Road, Asheville, NC 28805-2101**

MLS#: <b>3855803</b>	Category: <b>Single Family</b>	Parcel ID: <b>9668-57-3374-00000</b>	List Price: <b>\$249,900</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Subdivision: <b>None</b>	Tax Value: <b>\$89,400</b>	Zoning: <b>RS8</b>	
Subdivision: <b>None</b>	Zoning Desc:	Deed Ref: <b>939-523</b>	
Legal Desc: <b>VERNON HEMPHILL PROP</b>	Approx Lot Dim:	Lot/Unit #:	
Approx Acres: <b>0.15</b>		Elevation: <b>2000-2500 ft. Elev.</b>	
Lot Desc: <b>Cleared, Level</b>			



<u>General Information</u>		<u>School Information</u>	
Type:	<b>1 Story</b>	Elem:	<b>Unspecified</b>
Style:	<b>Traditional</b>	Middle:	<b>Unspecified</b>
Construction Type:	<b>Site Built</b>	High:	<b>AC Reynolds</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>948</b>	Non-HLA Sqft:	
Upper:	<b>0</b>	Main:	<b>0</b>
Third:	<b>0</b>	Upper:	<b>0</b>
Lower:	<b>0</b>	Third:	<b>0</b>
Bsmnt:	<b>0</b>	Lower:	<b>0</b>
Above Grade:	<b>948</b>	Bsmnt:	<b>0</b>
Total Primary HLA:	<b>948</b>	Prop Compl Date:	
		Construct Status:	<b>Complete</b>
		Builder:	
Additional Sqft:	<b>0</b>	Model:	
		Garage Sqft:	<b>0</b>
<u>Additional Information</u>			
Prop Fin:	<b>Cash, Conventional</b>		
Assumable:	<b>No</b>		
Ownership:	<b>Seller owned for at least one year</b>		
Special Conditions:	<b>Estate</b>		
Road Responsibility:	<b>Publicly Maintained Road</b>		

Recent: **05/03/2022 : NEWS : ->ACT**

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>		<u>Room Information</u>
<b>Main</b>	<b>2</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Kitchen, Laundry, Living Room</b>		
2nd Living Quarters HLA: <b>0</b>			2nd LQ Unheated SqFt: <b>0</b>		

<u>Lake/Water Amenities:</u>	<b>None</b>	<u>HERS:</u>	
<u>Green Cert:</u>	<b>None</b>	<u>Doors/Windows:</u>	
<u>Parking:</u>	<b>Driveway</b>	<u>Fixtures Exceptions:</u>	<b>No</b>
<u>Driveway:</u>	<b>Gravel, Shared</b>	<u>Roof:</u>	<b>Composition Shingle</b>
<u>Laundry:</u>	<b>Main</b>	<u>Utilities</u>	
<u>Foundation:</u>	<b>Crawl Space, Pier &amp; Beam</b>	<u>Sewer:</u>	<b>County Sewer, Public Sewer</b>
<u>Fireplaces:</u>	<b>No</b>	<u>HVAC:</u>	<b>No A/C, Oil Space Heater, None</b>
<u>Floors:</u>	<b>Carpet, Linoleum</b>	<u>Water:</u>	<b>City Water</b>
<u>Equip:</u>	<b>None</b>	<u>Wtr Htr:</u>	<b>Electric</b>
<u>Comm Features:</u>	<b>None</b>	<u>Association Information</u>	
<u>Interior Feat:</u>	<b>None</b>	<u>Subject To HOA:</u>	<b>None</b>
<u>Exterior Feat:</u>	<b>Fenced Yard</b>	<u>Proposed Spcl Assess:</u>	<b>No</b>
<u>Exterior Covering:</u>	<b>Wood</b>	<u>Subj to CCRs:</u>	
<u>Porch:</u>	<b>Covered, Front</b>	<u>Confirm Spcl Assess:</u>	<b>No</b>
<u>Street:</u>	<b>Paved</b>	<u>Remarks</u>	

**Public Remarks:** Investors Special! Come see this family home ready for a your remodel and/or additions conveniently located in Oteen bordering the Veteran's Hospital and sitting directly across the street from Blue Ridge Parkway federal land! This home has city water and MSD sewer so if remodeling isn't your specialty a tear down and rebuild would have many options including a duplex townhome - permitted according to RS8 Asheville zoning. More units possible with Conditional Use Zoning Permit The home has been emptied out so a quick close would be no problem! A fenced in yard needing a little TLC is almost ready for pets and/or children to have a safe place to play. Live here as you remodel!

**Directions:** From Asheville, Highway 70 East past the VA Hospital to LEFT at next light onto Arnold Rd. Stay RIGHT at fork. Home is on left. Either park on the side of the road or use shared driveway to park behind the home. Please do not block the driveway.

DOM: <b>2</b>	CDOM: <b>2</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:



Established Neighborhood      Fenced in Front Yard      Side of Home and Back Yard      Large Back Yard



Back of Home



Above Ground Owned Oil Tank



Bedroom 1



Bathroom 1



Living Room



Kitchen



Bathroom 2



Bedroom 2



Front Yard

Prepared By: Bill Millwood