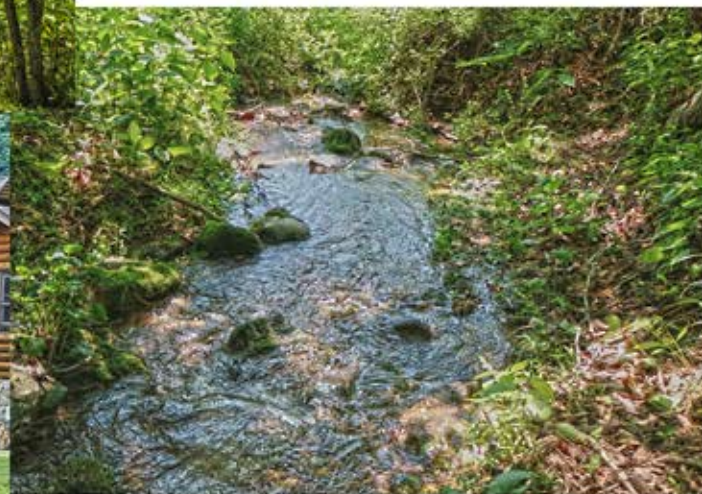


Tranquil & Private 62+ Acres

*An incredible property with
two homes nestled amidst
62 acres of pristine
woods and privacy.*



*Catch the mountain breezes from the large wraparound porches
overlooking established gardens with multiple sitting areas.*



*Peaceful setting with views of mountains
and Spring Creek Valley.*



Beautiful 3BR/3.5BA log and stone home with spacious, open, and light floor plan.

Beamed cathedral ceiling and stone fireplace in great room with loft.

Adjoining sunroom with wall of windows and access to spacious wraparound porches and deck.



Incredible views to take in from the expansive deck, or relax by the firepit.



Gourmet kitchen opens to outdoor dining porch.

Tile countertops and breakfast bar.

Convenient cooking island with oven and gas cooktop.



Lower level with two outside entrances. Family room with gas fireplace, office, and bathroom.

Additional suite and room currently used for massages.



Oversize two car garage with shop. Overhead finished bonus room would be perfect for use as a studio or recreational room.



*Master bedroom suite with jetted tub
on the main level.*

*Two additional bedrooms
and baths on the upper level.*



*Additional private bedroom and full
bath on the lower level.*



*Creekside 2BR/2BA guest house
with great room and cathedral
ceilings.*

*Balcony and deck with hot tub
overlook of fantastic mountain
and valley views.*

*Pasture with partial fencing and
outbuilding would be great for horses
or other agricultural interests.*



*A wonderful property in a beautiful private
setting. Perfect for private estate, mountain
retreat, or family gatherings.*

MLS# 3206637



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com



Residential Property Client Full

416 Granger Mountain Road, Hot Springs NC 28743

MLS#: 3206637	Category: Single Family	Parcel ID: 8755-46-2959
Status: Active	Tax Location: Hot Springs	County: Madison
Subdivision: None	Tax Value: \$670,737	Zoning: RA
Zoning Desc: Residential Acreage		Deed Ref: 202 / 720
Legal Desc: Metes & Bounds		Lot/Unit #:
Approx Acres: 62.00	Approx Lot Dim: 	Elevation: 2500-3000 ft. Elev.
Lot Desc: Long Range View, Waterfall, Wooded		
Tax Amt NCM: \$3,621		

List Price: **\$975,000**



General Information

Type: **1.5 Story/Basement**
 Style: **Cabin**
 Construction Type: **Site Built**

HLA

Main:	1,404	Unheated Sqft	0
Upper:	748	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	1,152	Bsmnt:	0
Above Grade:	2,152		
Total:	3,304	Total:	0

School Information

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

Bldg Information

Beds: **3**
 Baths: **3/1**
 Year Built: **2000**
 New Const: **No**
 Construct Status: **Complete**
 Builder:
 Model:

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

Publicly Maint Rd **No**

Recent: **07/17/2017 : Back On Market : EXP->ACT**

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	3	3/1	Master BR
2nd Living (2nd Living Quarters

Room Information

2nd Living Quarters: **Guest House**
 2nd Living Quarters HLA: **1,448**

2nd Living Quarters

2nd LQ Unheated SqFt: **0**

Features

Parking:	Attached Garage, Detached Garage, Garage - 2 Car	Main Level Garage: Yes
Driveway:	Asphalt, Gated, Gravel	Doors/Windows: g-Insulated Windows
Laundry:	Basement	Fixtures Exceptions: No
Foundation:	Basement Fully Finished, Basement Inside Entrance, Basement Outside Entrance	
Fireplaces:	Yes, Wood Burning	
Floors:	Carpet, Wood	
Equip:	Cooktop Electric, Dishwasher, Disposal, Dryer, Gas Range/Oven, Microwave, Refrigerator, Washer	
Comm Features:	None	
Interior Feat:	Cathedral Ceiling(s), Open Floorplan, Whirlpool	
Exterior Feat:	Building - Storage Shed/Outbuilding, Deck, Hot Tub, Patio	
Exterior Const:	Log, Shingle	
Porch:	Covered, Porch-Wrap Around, Screened	

Roof:

Utilities

Sewer:	Septic Tank	Water:	Well	Wtr Htr:	Propane, g-On-Den
HVAC:	Gas Hot Air				

Association Information

Subject To HOA:	None	HOA Subj Dues	No	Assoc Fee:	\$0	Subject to CCRs:
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Remarks

Public Remarks: **Tranquil and Private 62+ acres on pristine woodland with cascading creek. Beautiful 3BR/3.5BA log home with spacious, open floor plan, beautiful stone fireplace. Catch the mountain breezes from the large wrap around porches overlooking established gardens with multiple sitting areas. Great kitchen opens to living area and outdoor dining porch. Large sunroom. Master suite on main, 2 car detached garage. Shop, studio/rec room, guest cabin with hot tub.**

Directions: **From Asheville take Hwy 63 to Trust, turn right on Hwy 209 and then right on Granger Mtn Rd. to gate which is the beginning of the property. From Waynesville take Hwy 209N to Ferguson's, Hwy 209 makes a right turn at the store. Continue on Hwy 209 past Trust General Store. Turn right on Granger Mtn Rd. go to gate which is the beginning of the property.**

Listing Information

DOM:	343	CDOM:	343	Closed Dt:		Slr Contr:
UC Dt:		DDP-End Date:		Close Price:		LTC:

Prepared By: Jill Warner

Residential Property Photo Gallery
416 Granger Mountain Road, Hot Springs NC 28743

MLS3206637

List Price: \$975,000



Beautiful Log home



Gorgeous mountain views



Back of the home with fire pit



Great creek!



Foyer



Living room



Living room 2



Kitchen



Kitchen 2



Dining room



Office



Master



Master bath



Bedroom 2



Sunroom



Downstairs family room



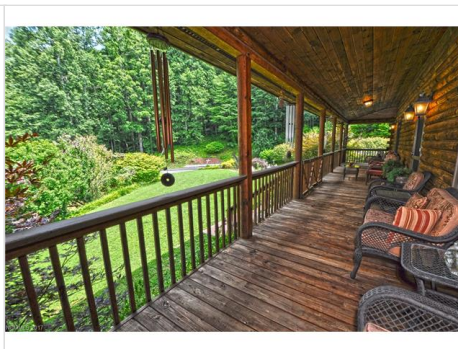
Private treatment room



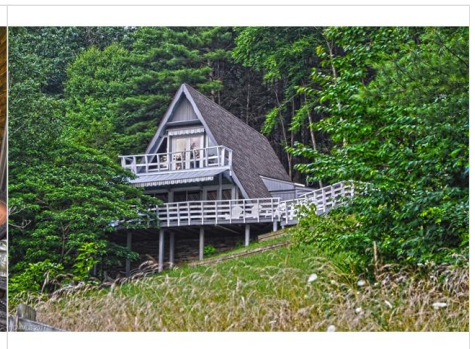
Recreation room above garage



Built in outdoor grill



Front porch



Guest house



Driveway with a view!

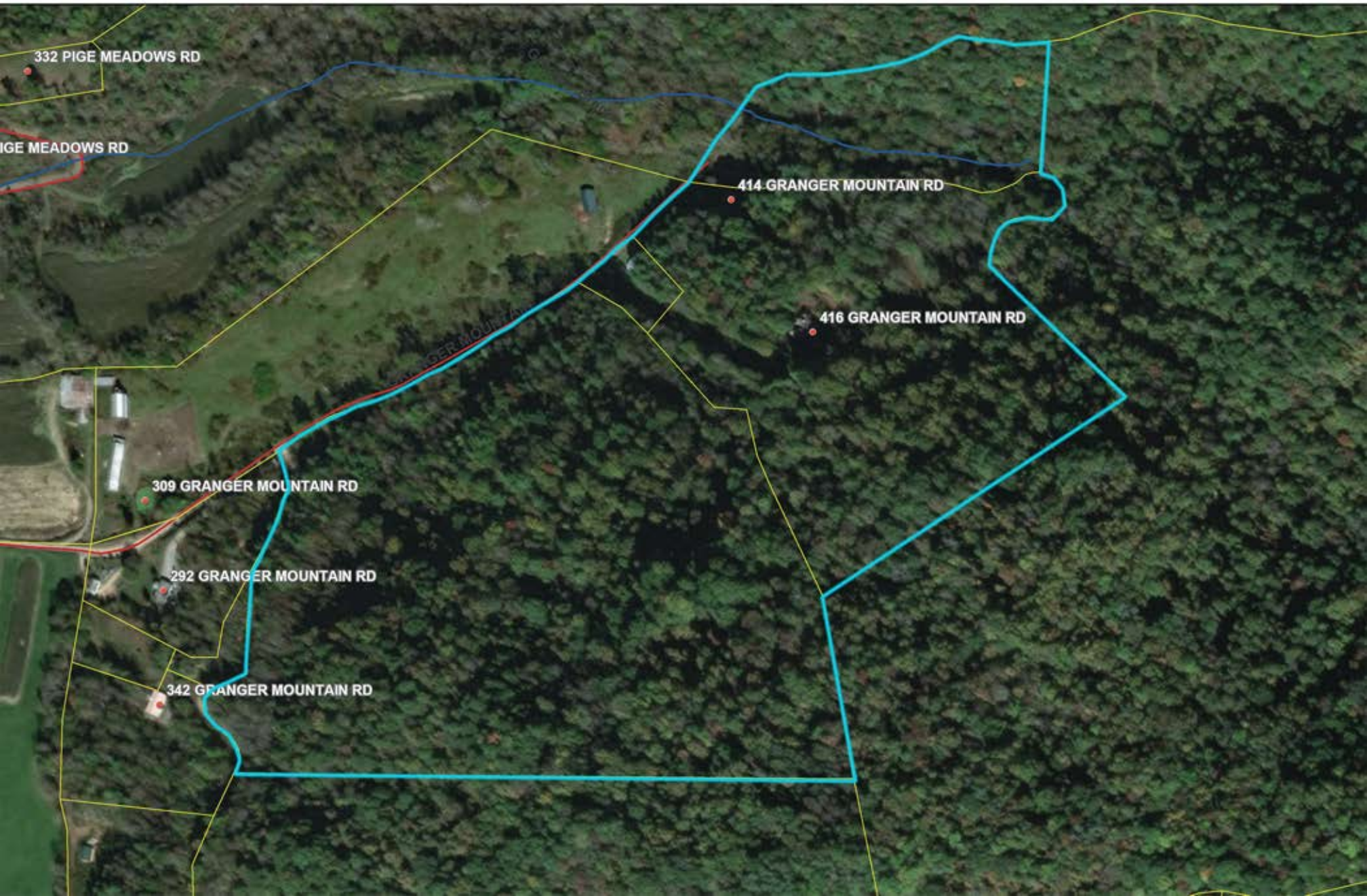


Barn

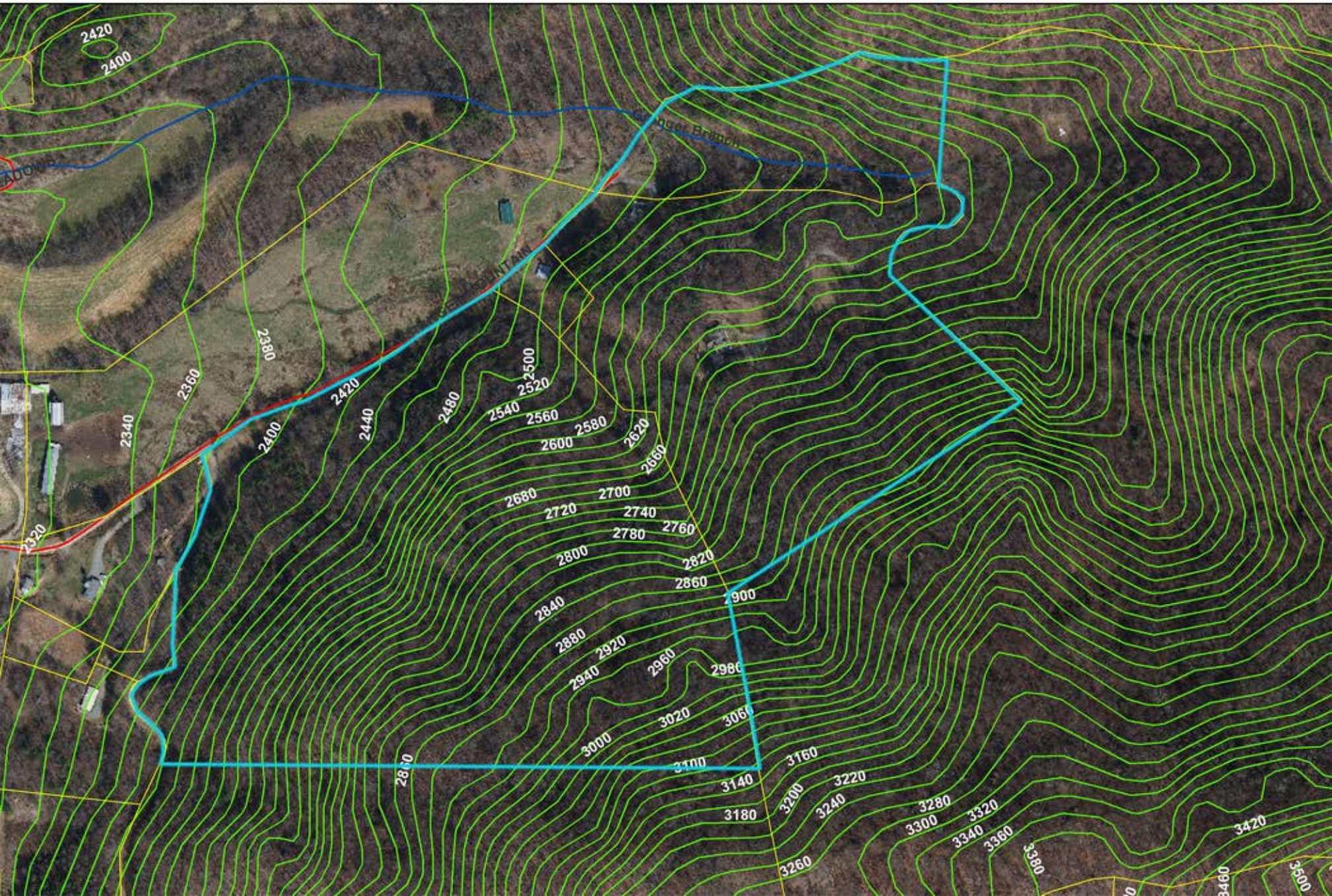


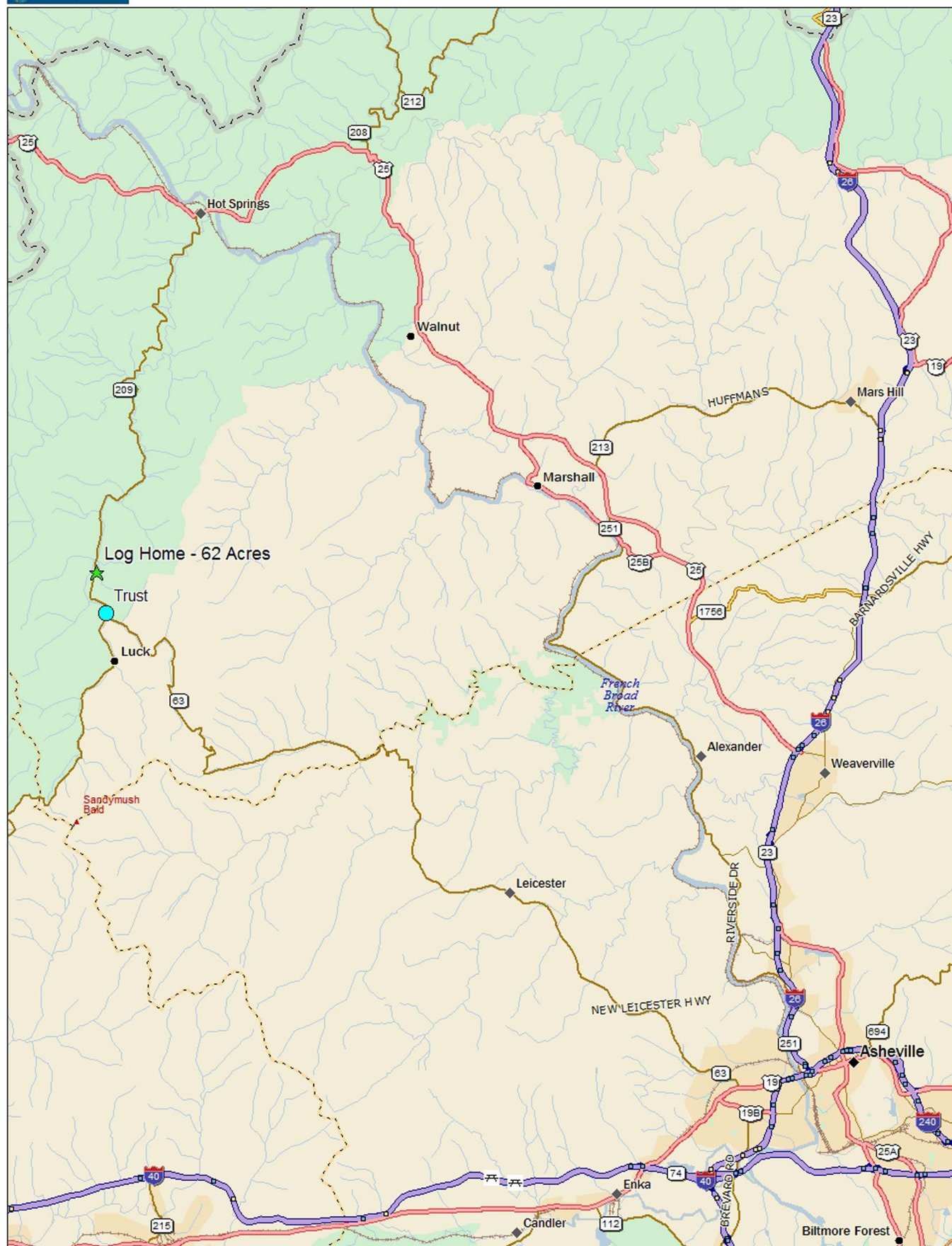
Aerial view

416 Granger Mtn Rd



416 Granger Mtn Rd





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