

## *Mountain Views & Pasture Southern Exposure*



*Immaculate custom 4BR/3.5BA log home with open floor plan on 8.11 acres in very private setting with amazing views, nice creek, and terraced gardens all within 10 min of Waynesville.*



*Library and Loft*



*Incredible great room with beamed cathedral ceiling and stone fireplace. Wraparound deck overlooking sweeping pastures and long range mountain views.*

*Master suite with shower.*



*Gourmet kitchen with granite counters & island.*

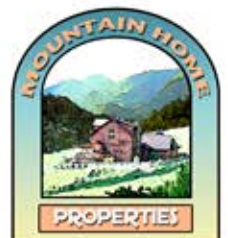


**Offered for \$698,000 MLS#3285575**

**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)

Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222

Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com)





## Residential Property Client Full

**95 Phoenix Way, Clyde NC 28721**

MLS#: <b>3285575</b>	Category: <b>Single Family</b>	Parcel ID: <b>8619-67-4245</b>	List Price: <b>\$698,000</b>
Status: <b>Active</b>	Tax Location: <b>Haywood</b>	County: <b>Haywood</b>	
Subdivision: <b>The Glens Of Ironduff</b>	Tax Value: <b>\$440,800</b>	Zoning: <b>RES</b>	
Zoning Desc: <b>Recreational</b>		Deed Ref: <b>636 / 2005</b>	
Legal Desc: <b>8619-67-4245</b>		Lot/Unit #:	
Approx Acres: <b>8.10</b>	Approx Lot Dim:	Elevation: <b>3000-3500 ft. Elev.</b>	
Lot Desc: <b>Pasture, Rolling, Stream/Creek, Year Round View</b>			
Tax Amt NCM: <b>\$2,990</b>			



### General Information

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

HLA		Unheated Sqft
Main:	<b>1,534</b>	<b>0</b>
Upper:	<b>886</b>	<b>0</b>
Third:	<b>0</b>	<b>0</b>
Lower:	<b>0</b>	<b>0</b>
Bsmnt:	<b>1,430</b>	<b>0</b>
Above Grade:	<b>2,420</b>	
Total:	<b>3,850</b>	<b>0</b>

### School Information

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

### Bldg Information

Beds: **4**  
 Baths: **3/1**  
 Year Built: **2008**  
 New Const: **No**  
 Construct Status: **Complete**  
 Builder:  
 Model:

### Additional Information

Prop Fin: **Cash**  
 Assumable: **No** Publicly Maint Rd **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**

Recent: **01/04/2018 : DECR : \$748,000->\$698,000**

### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Dining Rm, Great Rm, Kitchen, Master BR, Utility</b>
<b>Upper</b>	<b>2</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s)</b>
<b>Basement</b>	<b>1</b>	<b>1/</b>	<b>Basement, Breakfast, Dining Rm, Family Room, Kitchen</b>

### 2nd Living Quarters

2nd Living Quarters: **Main Level**

### Features

Parking:	<b>Driveway</b>	Main Level Garage: <b>No</b>
Driveway:	<b>Asphalt, Gravel</b>	
Laundry:	<b>1st Floor</b>	Doors/Windows: <b>g-Insulated Windows</b>
Foundation:	<b>Basement Fully Finished, Basement Outside Entrance</b>	Fixtures Exceptions: <b>No</b>
Fireplaces:	<b>Yes, Great Room, Wood Burning</b>	
Floors:	<b>Carpet, Tile, Wood</b>	
Equip:	<b>Dishwasher, Disposal, Dryer, Electric Range/Oven, Microwave, Refrigerator, Washer</b>	
Comm Features:	<b>Walking Trails</b>	
Interior Feat:	<b>Cathedral Ceiling(s), GardenTub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)</b>	
Exterior Feat:	<b>Deck, Fenced Pasture</b>	
Exterior Const:	<b>Log</b>	
Porch:	<b>Covered, Front</b>	Roof: <b>Architectural Shingle</b>
Street:	<b>Gravel</b>	

### Utilities

Sewer:	<b>Septic Tank</b>	Water:	<b>Well</b>	Wtr Htr:	<b>Electric</b>
HVAC:	<b>Central Air, Gas Hot Air</b>				

### Association Information

Subject To HOA:	<b>Required</b>	HOA Subj Dues	Assoc Fee:	<b>\$250/Annually</b>	Subject to CCRs:
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### Remarks

Public Remarks: **Immaculate custom log home on 8.11 acres with sweeping mountain views. Board fenced pastures, great for horses, nice creek, hiking trails and terraced gardens all within 10 minutes of Waynesville. Custom home with 4BR, 3.5BA, loft, and large private apartment downstairs. Great kitchen with and large pantry, Great room with spectacular stone Fireplace and cathedral beamed ceilings, master on main floor with large bath/whirlpool tub and shower. Covered porches, decks, patio. Southern exposure. Private with easy access.**

Directions: **Hwy 209 north to left on Iron duff Road. To left on Frank Davis Road. To left into Glens of Iron Duff. To right on Coyote Hollow Road. To right on Tortoise Lane. To left on Phoenix way to property.**

### Listing Information

DOM:	<b>219</b>	CDOM:	<b>567</b>	Closed Dt:	Slr Contr:
UC Dt:		DDP-End Date:		Close Price:	LTC:

Prepared By: Jill Warner

## Residential Property Photo Gallery

MLS3285575

95 Phoenix Way, Clyde NC 28721

List Price: \$698,000



Pasture

Great room alternate view



Great room

Kitchen

Dining area and kitchen



Dining area

Library

Master bedroom



Master bath

Master bath tub

Loft





Bedroom 2



Sitting area in second bedroom



Bedroom 3



Upper level bath



Lower level kitchen



Lower level great room



Beautiful pastoral land and mountain views



Beautiful views



Pasture 2



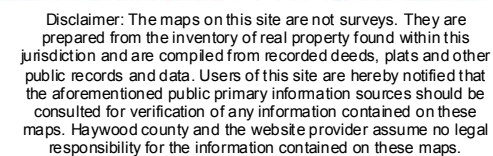
Gardens



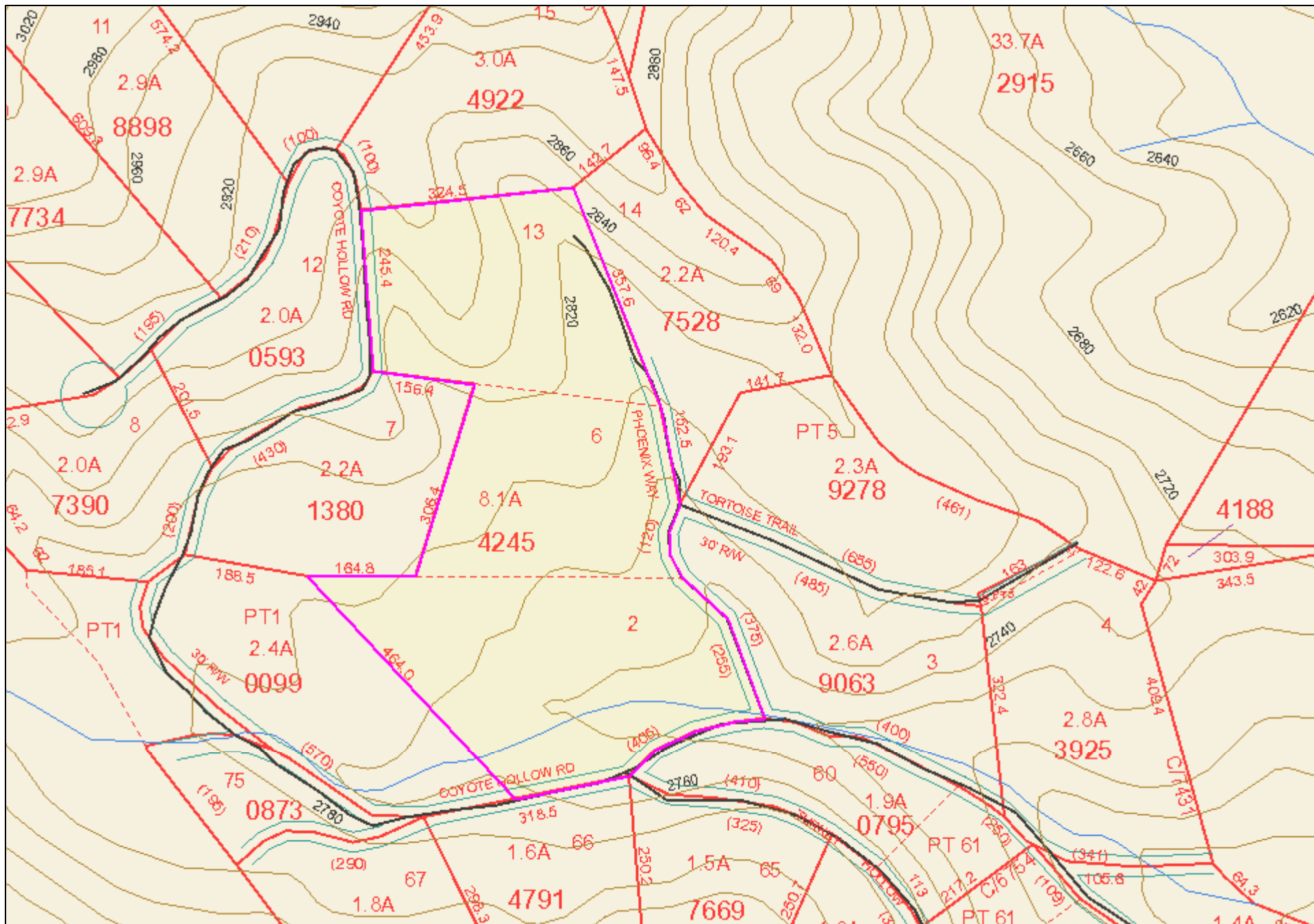
Mature landscaping







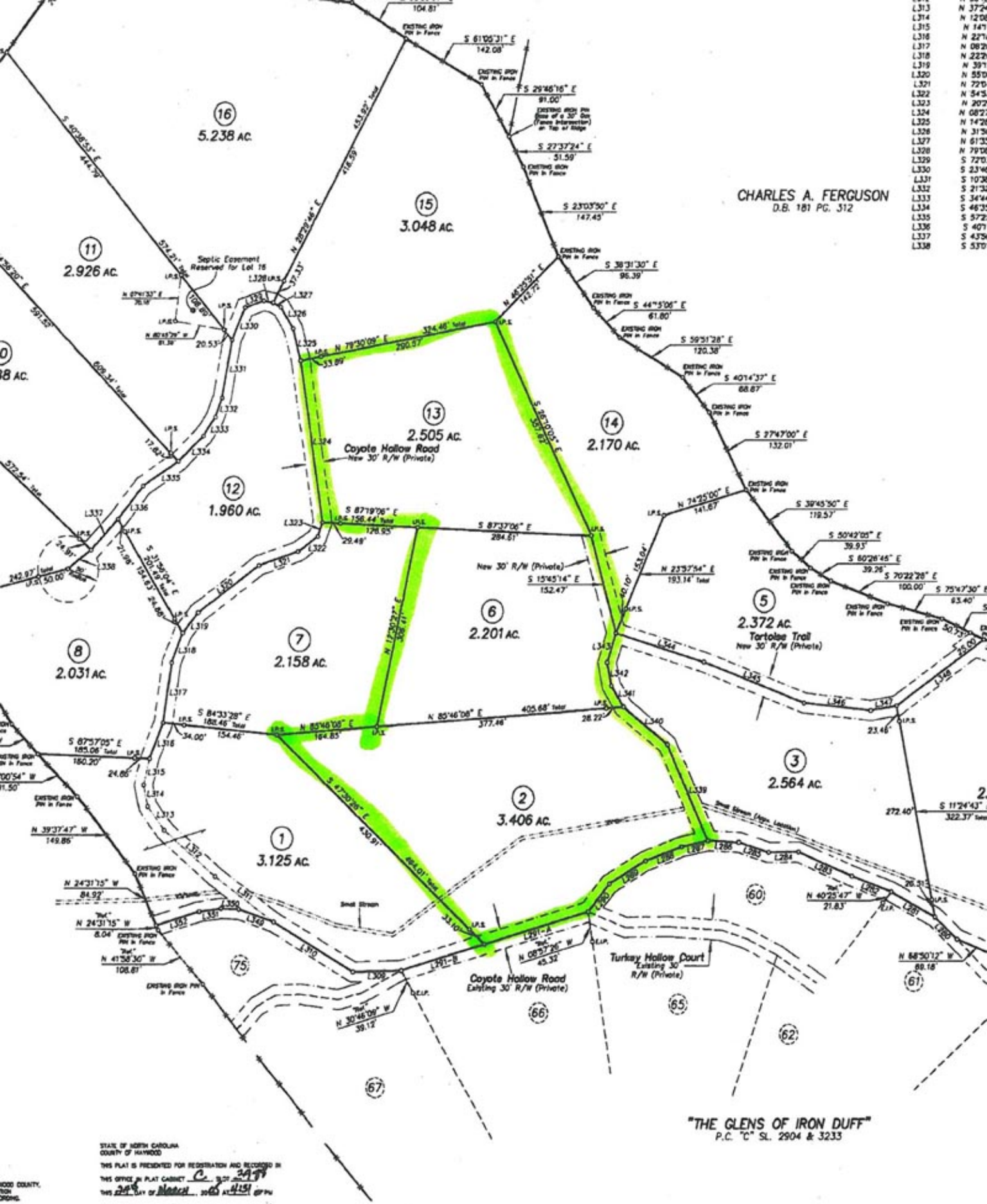




1 inch = 200 feet  
May 26, 2017

## 95 Phoenix Way Topo

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



CHARLES A. FERGUSON  
D.B. 181 PG. 312

L313	N 37°24'
L314	N 12°08'
L315	N 14°17'
L316	N 22°17'
L317	N 08°22'
L318	N 22°22'
L319	N 39°17'
L320	N 55°03'
L321	N 72°03'
L322	N 54°33'
L323	N 20°27'
L324	N 08°22'
L325	N 14°28'
L326	N 31°34'
L327	N 61°33'
L328	N 79°08'
L329	S 72°03'
L330	S 23°46'
L331	S 10°38'
L332	S 21°33'
L333	S 34°44'
L334	S 46°35'
L335	S 57°22'
L336	S 40°17'
L337	S 43°36'
L338	S 53°03'

"THE GLENS OF IRON DUFF"  
P.C. "C" SL. 2904 & 3233

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD  
THIS PLAT IS PRESENTED FOR REGISTRATION AND RECORDING IN  
THIS OFFICE IN PLAT CABINET C SL. 2904  
THIS 24th DAY OF March, 2005 BY 4151 OF PM

*R. Murray*  
RECEIVED OF DEED  
by *Sharon M. Cedeno, Asst.*

4/24/2005