

Treehouse Cabins

Established and Profitable Cabin Rental Resort Business

Offered for \$875,000
MLS# 3457189



4 custom built cabins on 12.87 acres. Each cabin is hand built in a serene nature sanctuary. All cabins have private decks or porches, hot tubs and mountain views.

Additional space on land for another cabin or main residence. Close to the restaurants, shops and the Hot Springs spa in the quaint mountain town of Hot Springs.

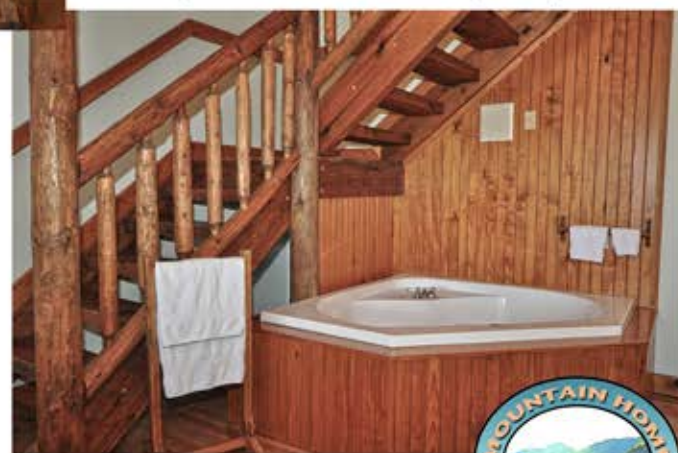


Fireplace in en suite whirlpool options.



Also close by is the Appalachian Trail and hiking, whitewater rafting, tubing and fly fishing.

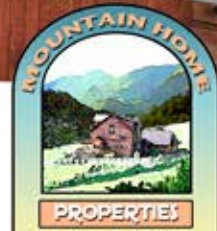
Great opportunity to live and work in the mountains!



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



Commercial Property Client Full

138 High Mountain Road, Hot Springs NC 28743

MLS#: 3457189	Category: Commercial	Parcel ID: 8769-48-0995 + 2
Status: Active	Tax Location: Hot Springs	County: Madison
Project Name: Tree House Cabins	Tax Value: \$274,753	Zoning Desc: 337-676
Zoning: R-A		Deed Reference: 337-676
Road Front:		Cross Street:
Legal Desc: PIN#'s 8769-59-6621,8769-48-5209,8769-48-0995		
Approx Acres: 12.87	Approx Lot Dim:	Flood Plain: No
Comm Loc: Freestanding, Other		Elevation: 1500-2000 ft. Elev.



General Information

Type: **Other**
 Secondary Type: **Other**
 Documents: **Aerial Photo, Brochure, Plat, Survey**
 Restrictions: **None**
 Restrictions Rmks: **none**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **2007**
 Construct Status: **Complete**
 Construction Type: **Site Built**
 # of Bldgs: **4**
 # of Units: **4**
 # of Rentals: **4**
 # of Stories:
 Baths Total: **4.00**

Additional Information

Prop Fin: **ARM Loan, Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Building, Business, Equipm**
 In City: **No**
 \$/Acre: **\$67,988**
 Potential Income:

Square Footage

Total: **0**
 Min Sqft Avail: **1,920**
 Max Sqft Avail: **1,920**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:

Recent: **12/11/2018 : NEWS : ->ACT**

Total Parking:	# of Docks:	Features
# Bays:		# Drive In Doors:
Foundation: Basement, Basement Outside Entrance, Pier & Beam		Flooring: Tile, Wood
Construction: Wood		Rail Service: No
Miscellaneous: Additional Building(s), Storage Shed		
Roofing: Composition Shingle		
Access: Gravel Road, Privately Maintained Rd.		

Heating: Central	Utilities	Cooling: Central
Utilities: Electricity, Septic Tank, Telephone, Well		

Subject To HOA:	Association Information	Subject to CCRs: No
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Public Remarks: **Treehouse Cabins-Established and profitable cabin rental resort business in Hot Springs, NC. Adjoins National Forest. 4 custom built cabins on 12.87 acres. Each cabin is hand built in a serene nature sanctuary and is beautifully furnished. Cabins have private decks and porches, hot tubs and mountain views. Fireplace en suite whirlpool options. Additional land for another cabin or main residence. Close to the restaurants, shops and the Hot Springs spa in the quaint mountain town of Hot Springs. Also close by is the Appalachian Trail and hiking, whitewater rafting, tubing and fly fishing. Great opportunity to live and work in the mountains!**

Directions: **Contact listing agent, no drive-bys**

DOM: 1	CDOM: 1	Listing Information
UC Dt:	DDP-End Date:	Closed Dt:
		Closed Price:
		Slr Contr: LTC

Prepared By: Jill Warner

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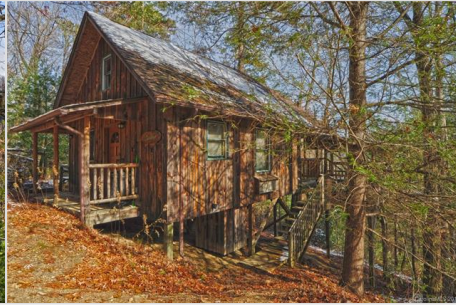
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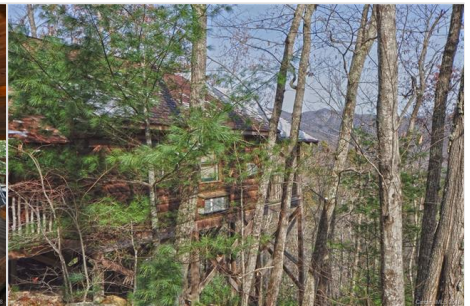
Commercial Property Photo Gallery

MLS#: [3457189](#)

138 High Mountain Road, Hot Springs NC 28743

List Price: \$875,000







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138 High Mountain Rd.



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2017 Madison County Tax Parcels

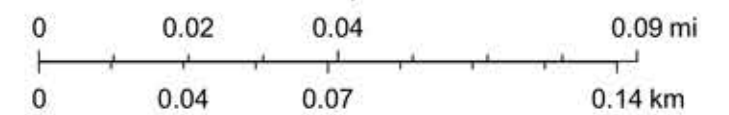
Roads

Streams

Forest Service Roads and Trails

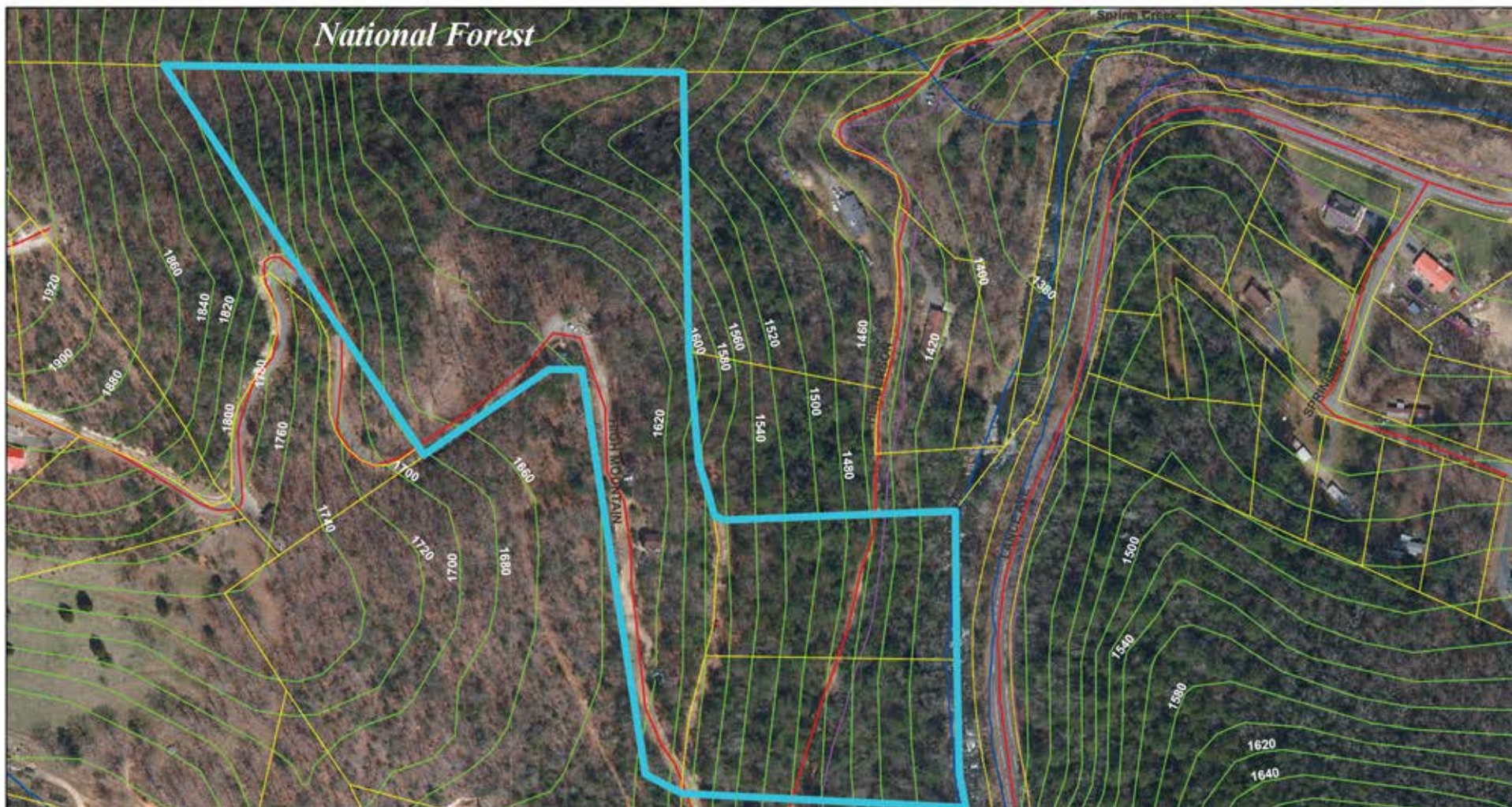
Roads 2 2018

1:2,257



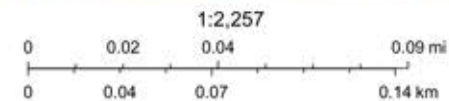
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

138 High Mountain Rd. Aerial Topo



12/12/2018, 10:02:48 AM

- 2017 Madison County Tax Parcels
- 20ft Contours
- Roads
- Forest Service Roads and Trails
- Streams
- Roads 2 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Treehouse Cabins – Features & Amenities

Cabin #1:

- 400 Sq. Ft.
- 1 Queen bed, full futon
- Sleeps 4
- Hot tub
- Full kitchen
- 1 full bathroom
- Satellite TV
- Picnic table
- Charcoal grill
- Heat & air conditioning
- Great views overlooking the valley

Cabin #2

- 720 Sq. Ft.
- 1 Queen bed (loft), 1 full bed, and 1 full futon
- Sleeps 4
- Hot tub
- Indoor 2-person Jacuzzi tub
- Fireplace
- Full kitchen
- 1 full bathroom
- Satellite TV
- Wi-Fi
- Picnic table
- Charcoal grill
- Heat & air conditioning
- Great views overlooking the valley

Treehouse Cabins – Features & Amenities

Cabin #3

- 400 Sq. Ft.
- 1 Queen bed
- Sleeps 2
- Hot tub
- Fireplace
- Mini kitchen
- 1 full bathroom
- Satellite TV
- Wi-Fi
- Picnic table
- Charcoal grill
- Heat & air conditioning
- Great views overlooking the valley

Cabin #4

- 400 Sq. Ft.
- 1 Queen bed, 1 full futon
- Sleeps 4
- Hot tub
- Full kitchen
- 1 full bathroom
- Satellite TV
- Wi-Fi
- Picnic table
- Charcoal grill
- Heat & air conditioning
- Great views overlooking the valley



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

		Yes	No	No Representation
Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 138 High Mountain Rd, Hot Springs, 28743

Owner's Name(s): Larry J. McCall, Angela A. McCall

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Larry J. McCall Date 11/28/18
Owner Signature: Angela A. McCall Date 11/28/18

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

File # 685

CERTIFICATE OF COMPLETION

8769.06-48-4290

MADISON COUNTY HEALTH DEPARTMENT

140 Health Care Lane
Marshall, NC 28753
704-649-3531Property Owner: Larry McCallPhone: 622-7296

Property Address:

Date: 11/30/99Location: Hot Springs - 500 Henderson Rd.

Subdivision:

Section:

Lot Number:

Water Supply:

New Septic Tank System ☒

Tank Material:

Concrete ☒Other ☐

Manufacturer:

Arma

Liquid Capacity:

1000

Built In Place Tank: Material

Inside Dimensions: Length

Width

Liquid Depth

Liquid Capacity

Nitrification Field: Square Footage

720

Lines

(4)

Length

Width

3

Depth of Gravel

Chamber

Other Type Disposal:

Repair To Existing System ☐Existing Tank: Yes ☐No ☐

Material:

Concrete ☐Block ☐Other ☐New Tank ☐

Gal. Liquid Capacity

Nit. Field: Existing Square Footage

Square Footage Added

Total Sq. Footage

No. Lines

Length

Width

SYSTEM DESIGNED FOR:

Residence ☐

Bedrooms

Mobile Home ☐

Bedrooms

Other Establishment ☐

Type

Basement: Yes ☐No ☐

Nearest Distance To Water Supply

650 ft

Stream

650 ft

Foundation

10 ft

Property Line

60 ft

Installed By:

At Risk

Remarks:

Approved: Yes ☒ No ☐ Sanitarian [Signature] Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.



Location: 1132 House Cairns Section: Lot Number: CABIN # 4 Water Supply: well
Subdivision: 1132 House Cairns Section: Lot Number: CABIN # 4 Water Supply: well
New Septic Tank System ☒ Tank Material: Concrete ☐ Other ☐ Manufacturer: SCW Liquid Capacity: 1000
Built In Place Tank: Material Concrete Inside Dimensions: Length 3 Width 18" Liquid Depth 18" Liquid Capacity 1000
Nitrification Field: Square Footage 600 Lines 3 Length 80' x 100' Width 18" Depth of Gravel 0-0 Liquid Capacity 1000
Other Type Disposal: SB2 by diameter pipe 10" Length 80' x 100' Width 18" Depth of Gravel 0-0 Liquid Capacity 1000
Repair To Existing System ☐ Existing Tank: Yes ☐ No ☐ Material: Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity 1000
Nit. Field: Existing Square Footage 600 Square Footage Added 0 Total Sq. Footage 600 No. Lines 3 Length 80' Width 18"

SYSTEM DESIGNED FOR:

Residence ☐ Bedrooms 2 Mobile Home ☐ Bedrooms 2 Other Establishment ☒ Type CABIN
Basement: Yes ☐ No ☒
Nearest Distance To Water Supply 100' Stream 50' Foundation 5' Property Line 10' Installed By: Matthew Roberts
Remarks: Keep all surface & gutter water away from system by diameter 10" pipe SB2
* Rentar Cabin only 2 Bedrooms *

Approved: Yes ☒ No ☐ Sanitarian Larry McCall Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.

