

Residential Property Client Full

154 Wilds Branch Road, Marshall NC 28753-6000

MLS#: 3553910	Category: Single Family	Parcel ID: 9820-28-3347	List Price: \$779,500
Status: Active	Tax Location: Marshall	County: Madison	
Subdivision: none	Tax Value: \$482,168	Zoning: R-A	
Zoning Desc:		Deed Ref: 360	
Legal Desc: 9820-28-3347		Lot/Unit :	
Approx Acres: 46.36	Approx Lot Dim:	Elevation: 2000-2500 ft. Elev., 2500-3000 ft. Elev.	
Lot Desc: Fruit Trees, Green Area, Long Range View, Mountain View, Pasture, Rolling, Trees, Views, Wooded, Year Round View			



General Information

Type: **1.5 Story/Basement**
 Style: **Post and Beam**
 Construction Type: **Site Built**

HLA

Main:	2,395	Unheated Sqft Main:	0
Upper:	300	Upper:	0
Third:	0	Third:	0
Lower:	1,251	Lower:	416
Bsmnt:	0	Bsmnt:	0
Above Grade:	3,946		
Total:	3,946	Total:	416

School Information

Elem: **Brush Creek**
 Middle: **Madison**
 High: **Madison**

Bldg Information

Beds: **4**
 Baths: **3/0**
 Year Built: **2009**
 New Const: **No**
 Prop Compl Date:
 Construct Status: **Complete**
 Builder: **Blue Ridge Timber**
 Model:

Additional Information

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

Recent: **05/01/2020 : DECR : \$789,500->\$779,500**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/0	Bathroom(s), Bedroom(s), Dining Area, Great Room-Two Story, Kitchen, Laundry, Master Bedroom, Mud, Office, Pantry, Sitting
Upper	0	0/0	Loft
Lower	2	1/0	Bathroom(s), Bedroom(s), Family Room, Utility, Workshop

Features

Parking:	Driveway	Doors/Windows:	g-Insulated Door(s), g-Insulated Windows
Driveway:	Gravel	Fixtures Exceptions:	No
Laundry:	Main		
Foundation:	Basement Partially Finished		
Fireplaces:	Yes, Great Room, Wood Burning		
Floors:	Carpet, Tile, Wood		
Equip:	Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Dryer, Generator, Ice Maker Connection, Microwave, Refrigerator, Wall Oven, Washer		
Interior Feat:	Built-Ins, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Split BR Plan, Vaulted Ceiling, Walk-In Pantry		
Exterior Feat:	Fenced Yard, Greenhouse, Wired Internet Available		
Exterior Covering:	Fiber Cement, Log, Wood		
Porch:	Covered, Deck, Front, Porch-Wrap Around	Roof:	Architectural Shingle

Utilities

Sewer:	Septic Installed	Water:	Well Installed
HVAC:	Gas Hot Air Furnace, Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat	Wtr Htr:	Gas, g-On-Demand

Association Information

Subject To HOA:	None	Subj to CCRs:	No	HOA Subj Dues:
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Remarks

Public Remarks: **Handcrafted authentic timber-frame 4 BR 3 BA home on 46 beautiful acres with long range sweeping mountain views and rolling pastures. Artistic post and beam details throughout this top quality custom built home! Cathedral ceilings, great room with open floor plan, designer chef's kitchen, spacious master suite with sitting area on main level, fireplace, office. Incredible loft overlooking great room. Private setting. Southern exposure. Garden area and fruit trees. Greenhouse. Lots of gentle pasture, great for horses or other animals. Truly a place where you will love to live and call this special place, home!**

Directions: **From Weaverville take Hwy. 25-70 to Marshall. Turn Right on Walnut Creek Rd. to Left on Wilds Branch Rd. Take second drive, 154 Wilds Branch, up thru pastures to house.**

DOM:	205	CDOM:	570	Closed Dt:		Slr Contr:
UC Dt:		DDP-End Date:		Close Price:		LTC:

Prepared By: Jill Warner

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Residential Property Photo Gallery
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