

Lodge Style Home on 77 Acres



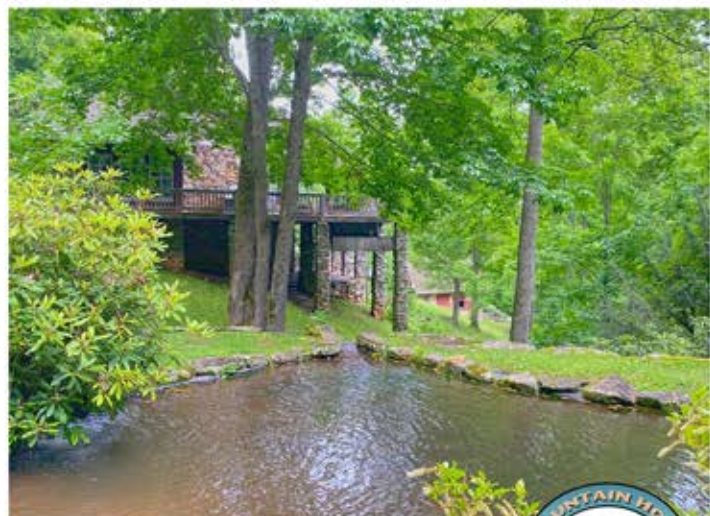
Words just cannot adequately describe the unsurpassed quality craftsmanship and details of this amazing lodge style log and stone 3 BR 4.5 BA home on 77 acres near the Great Smoky Mountain National Park and the mountain town of Waynesville.



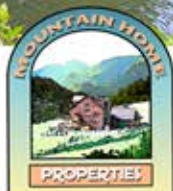
Substantial hand-hewn logs and beamed cathedral ceilings and massive stone fireplaces leave you in awe. Incredible indoor and outdoor spaces; living, kitchen, dining, master suite, guest rooms, library, studio, porches and decks all beckon and enchant.

Complete privacy and incredible natural beauty surround this masterpiece with forever mountain views, creeks, ponds, hiking trails, meadows, glens and woods. A legacy property to experience the pure mountain lifestyle.

Offered for \$2,170,000
MLS#3638927



Mountain Home Properties www.mountaindream.com
Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222
Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



Residential Property Client Full

112 Coldwater Creek Drive, Waynesville NC 28785-2782

List Price: **\$2,170,000**

MLS#: 3638927	Category: Single Family	Parcel ID 8700-03-4416
Status: Active	Tax Location: Haywood	County: Haywood
Subdivision: None	Tax Value: \$894,500	Zoning: R-A
Zoning Desc:		Deed Ref 932-681
Legal Desc: 8700-03-4416		Lot/Unit :
Approx Acres: 77.50	Approx Lot Dim:	
Lot Desc: Creekfront, Fruit Trees, Long Range View, Mountain View, Natural Waterfall, Pasture, Pond, Private, Stream/Creek, Year Round View	Elevation 3500-4000 ft. Elev.	



General Information

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

HLA	Unheated Sqft
Main: 3,085	Main: 0
Upper: 850	Upper: 0
Third: 0	Third: 0
Lower: 0	Lower: 0
Bsmnt: 1,000	Bsmnt: 0
Above Grade: 3,935	
Total: 4,935	Total: 0

Additional Sqft:

Additional Information

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

School Information

Elem: **Jonathan Valley**
 Middle: **Waynesville**
 High: **Tuscola**

Bldg Information

Beds: **3**
 Baths: **3/2**
 Year Built: **1999**
 New Const: **No**
 Prop Compl Date:
 Construct Status: **Complete**
 Builder:
 Model:
 Garage Sqft: **445**

Recent: **08/07/2020 : NEWS : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	3	3/1	Bathroom(s), Bedroom(s), Dining Area, Entry Hall, Great Room-Two Story, Kitchen, Living Room, Master Bedroom, 2nd Master, Office, Pantry
Upper	0	1/0	Bathroom(s), Bed/Bonus, Library, Loft
Basement	0	0/1	Bathroom(s), Bonus Room, Rec Room, Sewing, Utility, Workshop

2nd Living Quarters

2nd Living Quarters: **Guest House**
 2nd Living Quarters HLA: **1,200**

2nd LQ Unheated SqFt:

Features

Lake/Water Amenities: **Other - See Media/Remarks**
 Parking: **Basement, Driveway, Garage - 1 Car, Garage Door Opener**
 Driveway: **Gravel**
 Laundry: **Main**
 Foundation: **Basement Inside Entrance, Basement Outside Entrance, Basement Partially Finished, Crawl Space**
 Fireplaces: **Living Room, Master Bedroom, Wood Burning, Other**
 Floors: **Stone, Wood**
 Equip: **Ceiling Fan(s), Dishwasher, Dryer, Exhaust Hood, Gas Range, Refrigerator, Washer**
 Comm Features: **Recreation Area, Walking Trails**
 Interior Feat: **Cathedral Ceiling(s), Hot Tub, Kitchen Island, Walk-In Closet(s), Walk-In Pantry**
 Exterior Feat: **Barn(s), Fenced Pasture, Fire pit, Greenhouse, Livestock Run In, Outbuilding, Stable, Underground Power Lines, Wired Internet Available, Workshop**
 Exterior Covering: **Log, Stone**
 Porch: **Back, Covered, Deck, Patio, Porch-Wrap Around, Screened, Side**

Roof: **Wood Shake**

Utilities

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

Association Information

Subject To HOA: **None**
 Proposed Spcl Assess: **None**
 Subj to CCRs: **None**
 Confirm Spcl Assess: **No**
 HOA Subj Dues: **No**

Remarks

Public Remarks: **Words just cannot adequately describe the unsurpassed quality craftsmanship and details of this amazing lodge style log and stone home on 77 acres near the Great Smoky Mountain National Park and the mountain town of Waynesville. Creeks, waterfalls and multiple ponds flow next to the house. Substantial hand-hewn logs and beamed cathedral ceilings. Massive stone fireplaces with wood oven and indoor wood-fire grill leave you in awe. Incredible indoor and outdoor spaces. Storybook kitchen with custom made cabinets, Viking Commercial stove. Dine surrounded by windows opening to kitchen garden. Two elegant master suites one with fireplace & balcony. Guest room with bath. Library, spacious art studio, porches and decks all beckon and enchant. Beautiful barn with large guest quarters above. Complete privacy and incredible natural beauty surround this masterpiece with forever mountain views, hiking trails, meadows, glens and woods. A legacy property to experience the pure mountain lifestyle.**

Directions: **Hwy. 276 (exit 20 I-40) to Cove Creek Rd. to left on Coldwater Creek. Property on right at gate.**

Listing Information

DOM: **1** CDOM: **1** Closed Dt: Slr Contr:

UC Dt:

DDP-End Date:

Close Price:

LTC:

Prepared By: Jill Warner

©2020 Canopy MLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 08/08/2020 1:15:12 PM

Cross Property Photo Gallery

MLS#: [3638927](#)

112 Coldwater Creek Drive, Waynesville NC 28785-2782 List Price: \$2,170,000



Amazing Lodge Style Stone and Log Home



Beautiful Views with Potential for More!



Soaring Ceilings with Hand Hewn Beams



Dramatic Chef's Kitchen with Viking Range



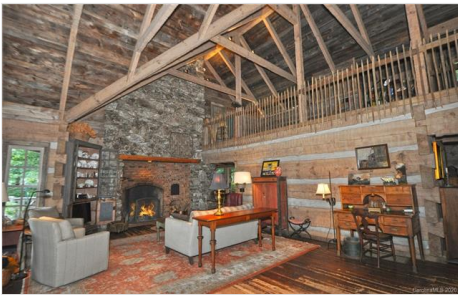
Island with Beautiful Walnut Top



Dining Room Opens to Cottage Garden and Deck



Fireplace or Cooking Grill- Fireplace in Great Room ...



Incredible View Possible With a Little Tree Trimming



Creek Flows near the House and all the way down ...



Sitting Room with Dutch Door Connect Master Suite...



Sitting Area in Master Suite with Balcony



Master Suite with Reclaimed Floors



Spacious Master Bath with Handicap Shower



Second Master Suite



Beautiful Light



Second Master Bath



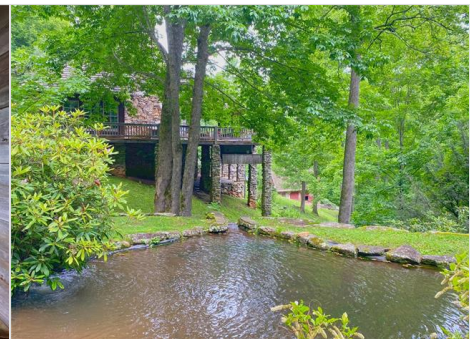
Office and/or Third Bedroom



Third Bedroom En Suite Bath



Cozy Day Bed in Loft



Creek forms a pond near the house. Waterfall from ...



Cottage Graden



Beautiful and Private Driveway



Intimate Front Entry



Studio and Workshop on Lower Level



Incredible Stone Barn with Guest House Above



Guest House



Guest House Great Room



Guest House Kitchen



Guest House Bedroom opens to Garden



Green House, Potting Shed and Chicken House



Happy Chickens



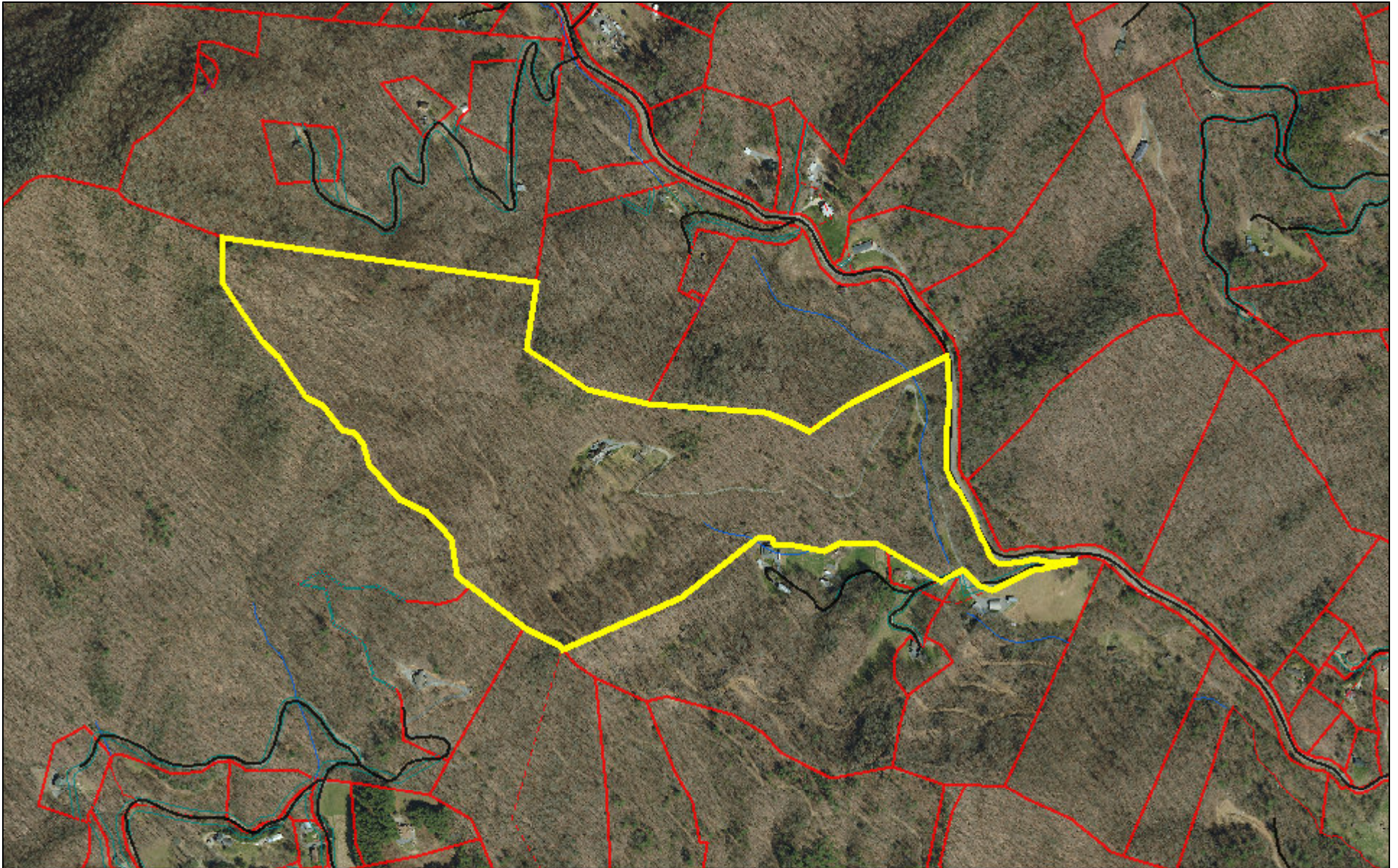
Spacious Porch and Deck



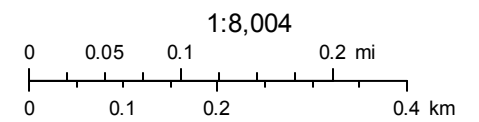
So Many Artistic Details Every Where You Look



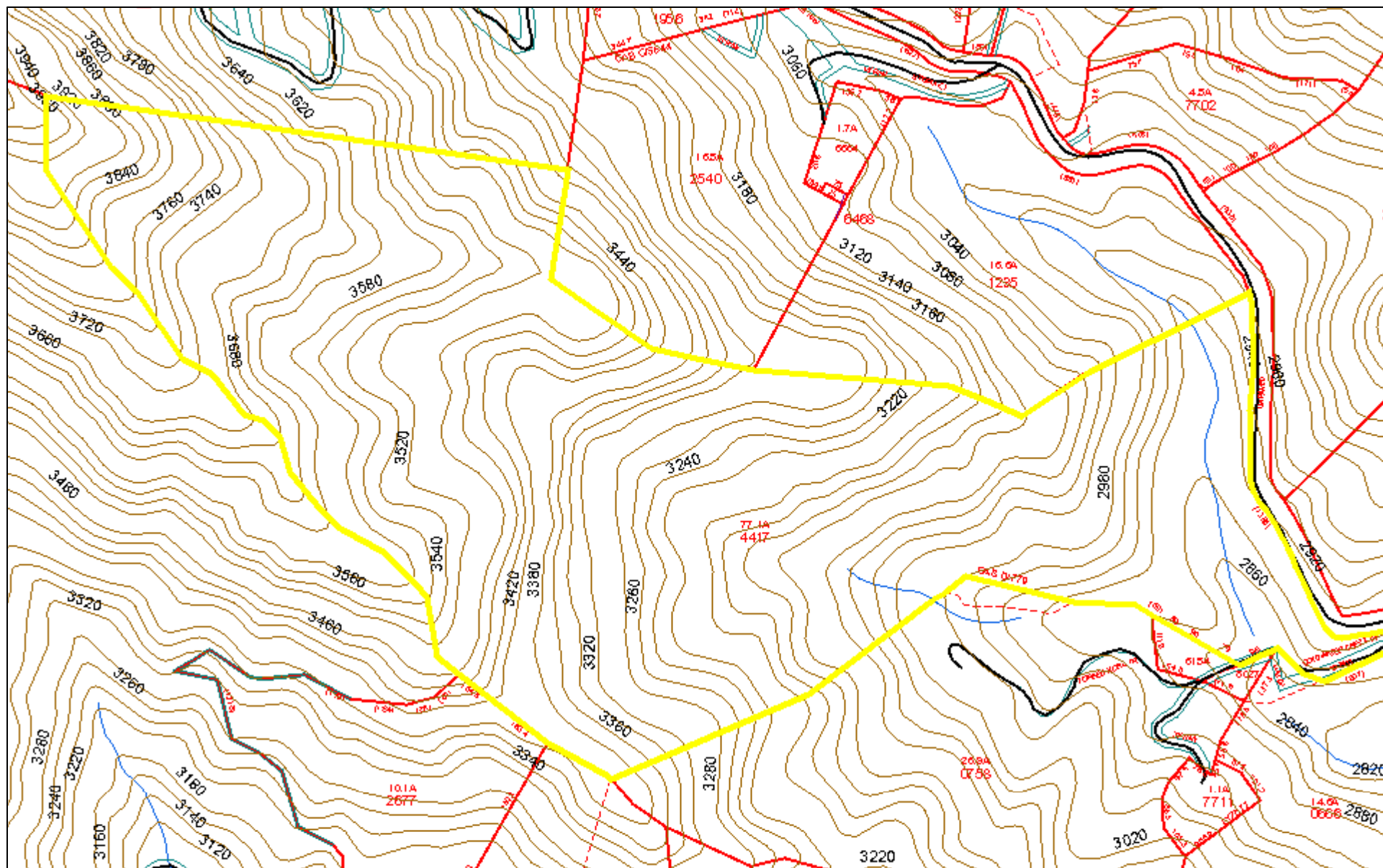
Haywood County



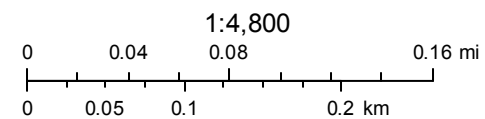
June 9, 2020



112 Coldwater Creek Dr. Topo



August 8, 2020





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
<u> </u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials			
<u> </u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u> </u> 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			
<u> </u> 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			
<u> </u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u> </u> 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"/>	
Buyer Initials			

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: 112 Coldwater Creek Drive, Waynesville, NC 28785

Owner's Name(s): Jane F. O'Keefe

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: Jane O'Keefe Jane F. O'Keefe Date 6-26-2020

Owner Signature: _____ Date _____

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 _____