

***36 Acres in a Majestic, Private Setting
10 Minutes to Waynesville***



- *"Top of the world" long range layered mountain views*
- *Easy, paved access, underground power, phone and cable*
- *Enjoy cool Summers in the clean mountain air while only 10 minutes from downtown Waynesville*
- *Rolling mountain top meadows and beautiful woodland.*
- *Incredible home sites and space for gardens and orchards*
- *Hiking trails. Private and gated.*
- *A dream location and truly a unique and exclusive property for your haven in the mountains!*

***Offered for \$429,000
MLS# 3640918***



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



Land Property Client Full

TBD Presidential Drive #2,3,4, Waynesville NC 28786

MLS#: **3640918**
Status: **Active**
Subdivision:
Zoning: **R-A**
Legal Desc: **Survey CABD/604**
Elevation: **3500-4000 ft. Elev.**

Category: **Lots/Acres/Farms**
Tax Location: **Haywood**
Tax Value: **\$151,192**

Parcel ID: **8624-05-9335**
County: **Haywood**
Zoning Desc:
Deed Reference: **463/334**

List Price: **\$429,000**



General Information

Type: **Acreage**
Can be Divided?: **No**
\$/Acres: **\$11,916.67**

Land Information

Approx Acres: **36.00**
Acres Cleared: **2.00**
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc:

Cleared, Long Range View, Mountain View, Paved Frontage, Private, Stream/Creek, Trees, Year Round View

School Information

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

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Well Needed**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Additional Information

Prop Fin:
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Features

Fixtures Exceptions: **No**
Comm Features: **Walking Trails**
Access: **Paved Road, Private Road**
Suitable Use: **Gardening, Private Estate**
Subject To HOA: **None**

Street:

Paved

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks:

36 acres in majestic private setting with "top of the world" long range layered mountain views. Easy, paved access and only 10 minutes from downtown Waynesville. Rolling mountain top meadows and beautiful woodland. Underground power, phone and cable. Incredible home sites and space for gardens and orchards. Hiking trails. Enjoy cool Summers in the clean mountain air! Spring and small stream. Private and gated. A dream location and truly a unique and exclusive property for your haven in the mountains!

Directions:

Take Main Street south to left on Country Club to stop sign. Turn left and in a short distance turn right on Longview to right on Willow. Take a left at stop sign to left on to Camp Branch. Take a left on Wolfpen to right on Presidential and thru gates of Crestview Pointe. Go to just before top of mountain and bear left on paved drive with private gate to right into the property just past gate.

Listing Information

DOM: **134**
UC Dt:

CDOM: **134**
DDP-End Date:

Closed Dt:
Close Price:

Slr Contr:
LTC:

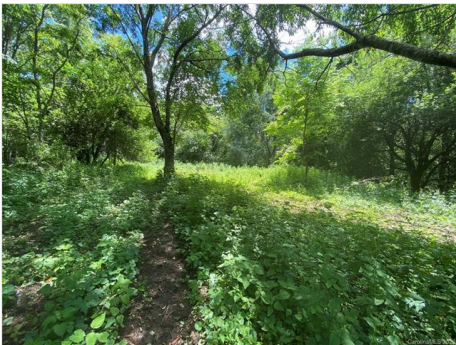
Prepared By: Cynthia DuBose

Land Property Photo Gallery

MLS#: [3640918](#)

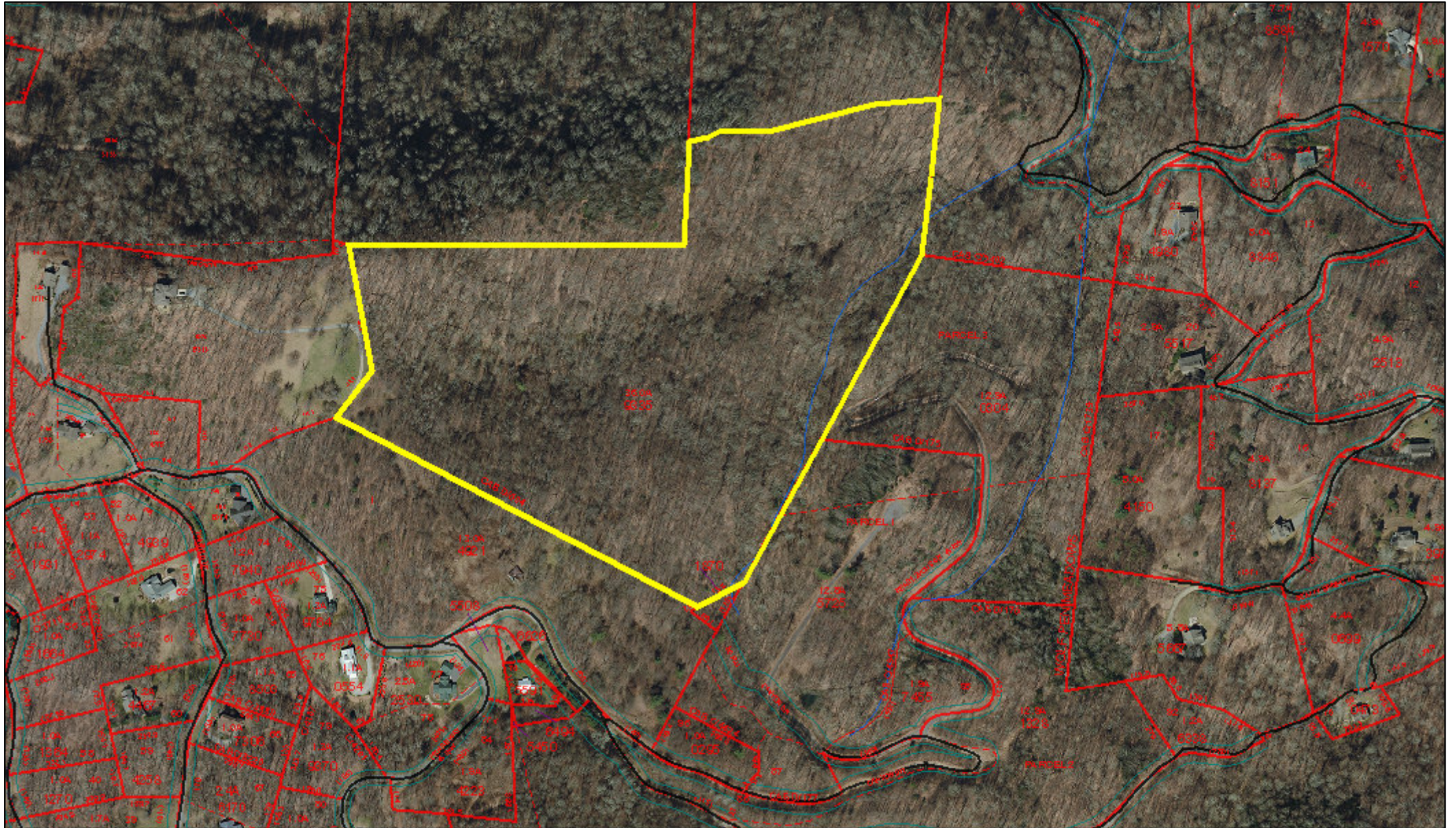
TBD Presidential Drive, Waynesville NC 28786

List Price: \$429,000

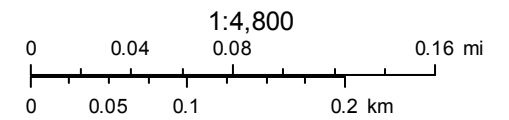




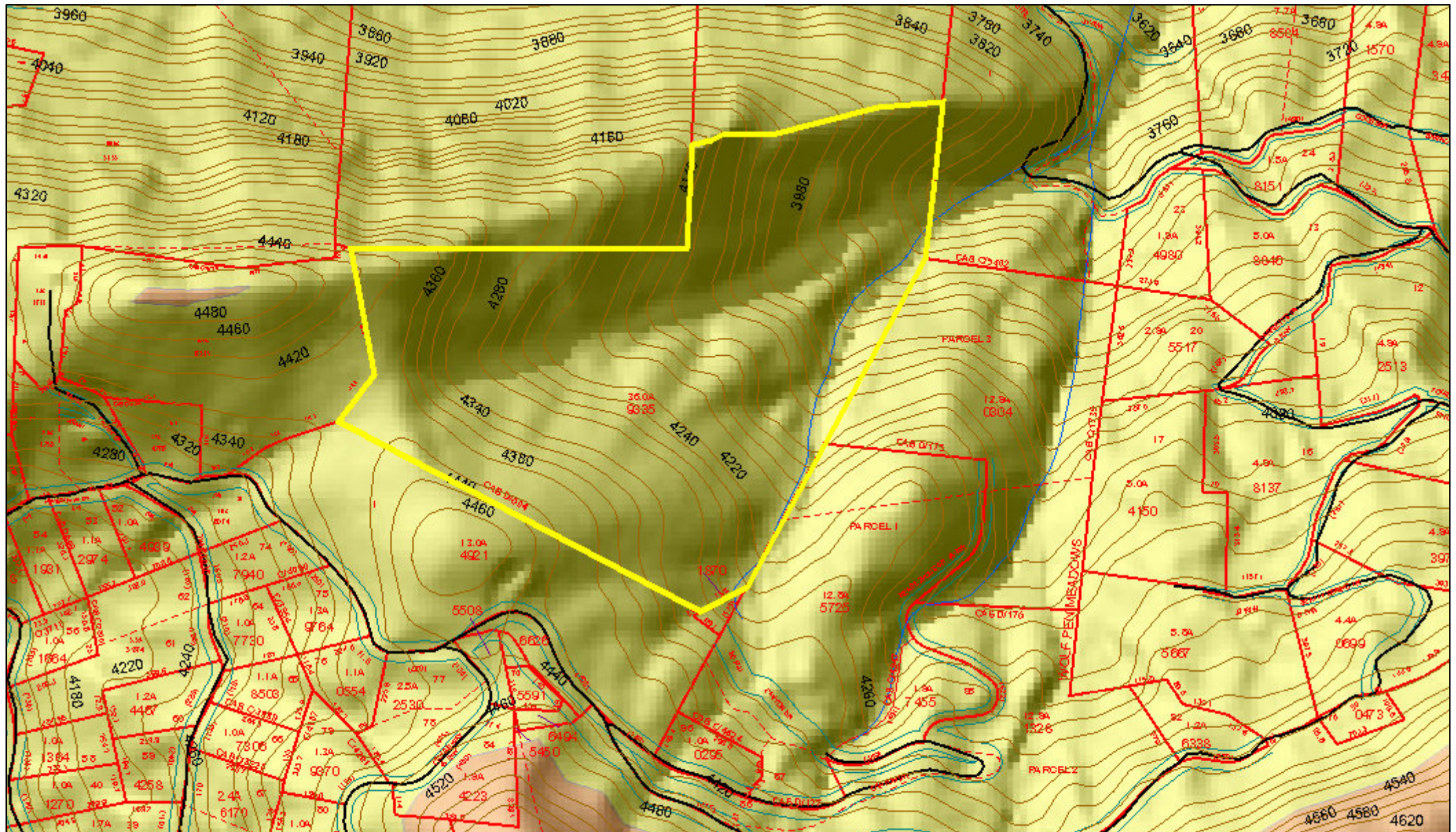
Haywood County



July 15, 2020



Haywood County



July 15, 2020

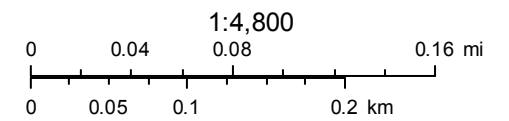




EXHIBIT "A"
COUNTRY CLUB ESTATES, INC.

Subdivision Easement: Grantees are granted a perpetual, appurtenant, non-exclusive easement for ingress, egress and regress and utilities over the 60 foot wide right of way known as Presidential Drive as shown on the plats of record and as conveyed in Book 965 to at Page 1896 to the public road known as Wolfpen Road.

Private Joint Easement: Grantees are granted a perpetual, appurtenant, non-exclusive easement for ingress, egress and regress and utilities over the 45 foot wide right of way as shown in Plat Cabinet D, Slot 604 and as conveyed in Book 893 at Page 1384, Haywood County Registry. This easement is granted subject to the rights and obligations as contained in said recorded document.

Maintenance Obligations:

The Property conveyed herein is subject to one Maintenance Obligation for one Use as the same is described in Book 965 at Page 1896. If the Grantee herein files a plat or transfers a portion of the Property to a third party, thus subdividing the Property into additional tracts, then each additional tract shall be benefitted and burdened by one Maintenance Obligation. The term "third party" shall include the Grantee's trusts, entities or affiliated associations. The Property is not a part of the Crestview Pointe Subdivision ("Subdivision") and the owner or owners of the Property are not members of the Crestview Pointe Homeowners Association ("Association").

Restrictions and Obligations Which Shall Run With the Land:

1. Use: The Property is restricted to residential use.

2. Maintenance Obligation:

(a) Annual Assessment: For the purposes set forth in the Covenants for Crestview Pointe and in the Planned Community Act which include necessary maintenance, repairs and replacement of the roads and utilities as determined by the Board of the Association, including any assessment for the construction, repair, maintenance and replacement of roads and utilities for Presidential Drive due to an act of God or other major damage to the same. All Annual Assessments will be uniformly the same for the Grantee and members of the Association.

(b) Special Assessments: If related to a common area which the Grantee uses, then to be paid by the Grantee the same as any member of the Association under the Covenants.

(c) Specific Assessment: May be made for any negligent, intentional or other non-ordinary wear and tear damage done to the roads or common elements in the Subdivision by the Grantee or by family members, agents and invitees of the Grantee, which is responsible for the damage in the same manner in which other members of the Association are responsible under the Covenants.

(d) Impact Fee: Currently (\$350) paid to Association prior to commencing construction of any residence and the same as is paid by all members of the Association.

(e) Enforcement of Collection of Assessments: Enforcement shall be the same process as allowed by the Covenants and as required by the Planned Community Act.

(f) Limit on Association Maintenance: The Association shall be responsible for maintaining, repairing and replacing the paved road system and installed utilities as the same presently exist in the Subdivision, and additionally the gate and current and future improvements related to the gate system including, but not limited to, the mailboxes and entrance features including the waterfall, landscaping and gabled roof structure.

3. Advance Notice of Major Activities. Grantee agrees to give reasonable notice to the Association of any major activities on the Property conveyed herein which may affect the community or the common elements or for any major construction or development activities with at least 30 days notice. Land development shall include road construction, utility and drainage construction. Construction to include any major physical improvements to any part of Property including residential construction.

4. Hunting: Blanket prohibition of any and all hunting activities including uses of firearms, bows, traps and other devices for the killing and capture of wild game, protected or unprotected.

5. DOT Support: The Grantee agrees to join, with the Association, in signing their names to any reasonable request to the DOT for normal and customary DOT services of snow removal and maintenance of Camp Branch Road and Wolfpen Road.

6. Gate Access: The entry code is assigned by the Association to the Grantee who shall only share with, their successors and assigns and related invitees.

SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD AND TO AD VALOREM TAXES FOR THE CURRENT YEAR.

GRANTOR FURTHER WARRANTS TO GRANTEE AND THEIR HEIRS AND ASSIGNS THAT THERE ARE NO OTHER RESTRICTIONS OF RECORD ON USE OF THE PROPERTY CONVEYED HEREIN OTHER THAN THOSE CONTAINED IN THIS DEED.

GRANTOR CAPACITY: The purpose of this Deed is for winding up pursuant to the North Carolina General Statutes as the Corporation is liquidating with the approval of all shareholders and directors as there are no unsatisfied debts of the Corporation.