

***Very Special 65 Acre  
"Gap of the Mountain" Farm Property***



- \* Newly constructed 5 BR, 3.5 BA home*
- \* Great Room opens to the large, covered deck*
- \* Incredible mountain views!*
- \* Amazing Chef's Kitchen \* Spacious Master Suite on main level*
- \* Historic Barn, Pasture, Creek, Springs!*
- \* Second Living Quarters on lower level*
- \* 2 Car Garage on both main & lower level*



***Amazing Chef's Kitchen! High-End Appliances,  
Custom Cabinets & Granite Counter Tops.***



***Great Room filled with natural light,  
soaring ceilings and fireplace.***



***Enjoy the views from your amazing  
covered Porch and Deck!***



## ***Main Level Living***



***The Great room opens to the covered porch, deck, kitchen and dining areas. Perfect for entertaining.***



***Spacious Primary suite on main level.  
Luxurious bath with soaking tub and two walk in closets.***



***Split bedroom plan on main level.  
Full hall bath with deep tub.  
Third bedroom currently used as an office.  
Large laundry/pantry, half bath and den  
complete the main level.***





## *Lower Level- Second Living Quarters*



*Large and light living space for guests or use as a rental.  
Soapstone wood stove will keep the cozy in the winter*



*Full kitchen with lots of space to cook or can the  
bounty from the garden*



*Spacious and Light bedrooms share  
a hall bath*



*Large Terrace serves as a private entrance to the Lower Level living.*





*Offered for \$1,395,000  
MLS#4040142*



*Old Home Site*



*One of two large garages*

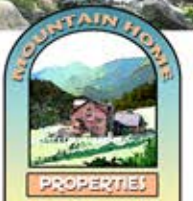
*65+ acres with historic barn, pasture, creek, and springs!*



**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) 828-734-9158





# 633 Millar Road, Hot Springs, North Carolina 28743

## 633 Millar Road, Hot Springs, North Carolina 28743

List Price: **\$1,395,000**

MLS#: **4040142** Category: **Residential** County: **Madison**  
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$0**  
Subdivision: **None** Zoning: **RA** Complex:  
Zoning Spec: **RA** Deed Ref: **766/786-788**  
Parcel ID: **8756-40-6874**  
Legal Desc: **See Deed Description BK766 PG786-788 Survey PB9/PG665 & 669**  
Apprx Acres: **65.15** Apx Lot Dim:  
Lot Desc: **Pasture, Private, Stream/Creek, Trees, Views**  
Elevation: **2500-3000 ft.**



### General Information

Type: **Single Family**  
Style: **Contemporary**  
Levels Abv Grd: **2 Story w/Bsmt**  
Const Type: **Site Built**  
SubType:

### School Information

Elem: **Hot Springs**  
Middle: **Madison**  
High: **Madison**

### Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds:	<b>5</b>
Main:	<b>3</b>	<b>2/1</b>	<b>2,179</b>		Baths:	<b>3/1</b>
Upper:	<b>0</b>	<b>0/0</b>	<b>0</b>	<b>0</b>	Yr Built:	<b>2022</b>
Third:	<b>0</b>	<b>0/0</b>	<b>0</b>	<b>0</b>	New Const:	<b>No</b>
Lower:	<b>2</b>	<b>1/0</b>	<b>1,300</b>	<b>0</b>	Prop Compl:	
Bsmt:	<b>0</b>	<b>0/0</b>	<b>0</b>	<b>0</b>	Cons Status:	<b>Completed</b>
2LQt:					Builder:	
					Model:	

Above Grade HLA: **3,479**  
Tot Primary HLA: **3,479**

Additional SqFt:  
Garage SF:

### Additional Information

Prop Fin: **Cash, Conventional**  
Assumable: **No**  
Spcl Cond: **None**  
Rd Respons: **Privately Maintained Road**

Ownership: **Seller owned for at least one year**

### Room Information

Main	<b>Prim BR</b>	<b>DiningArea</b>	<b>Great Rm</b>	<b>Den</b>	<b>Bedroom</b>
	<b>Bedroom</b>	<b>Bath Full</b>	<b>Bath Half</b>	<b>Kitchen</b>	<b>Laundry</b>
Lower	<b>2nd LQ</b>	<b>2nd Ktch</b>	<b>Bedroom</b>	<b>Bedroom</b>	<b>Bath Full</b>
	<b>Laundry</b>				

### Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **4** Carport: **No** # Carport Spc: **0**  
Covered Sp: Open Prk Sp: **Yes/10** # Assg Sp:  
Driveway: **Gravel** Prkng Desc: **Two 2 car garages: 1 on main level and 1 on lower level**  
Parking Features: **Garage Attached**

### Features

Lot Description: **Pasture, Private, Stream/Creek, Trees, Views**

Waterbody Nm:  
View: **Long Range, Mountain(s), Year Round**  
Windows: **Insulated Window(s)**

Fixtures Except: **No**

Foundation: **Basement, Other - See Remarks**  
Fencing:

Accessibility:  
Exterior Cover: **Cedar Shake, Fiber Cement**  
Road Surface: **Gravel**

Roof: **Composition Shingle**

Other Equipmnt:  
Security Feat: **Smoke Detector**  
Utilities: **Electricity Connected, Fiber Optics, Phone Connected, Underground Power Lines, Wired Internet Available**  
Appliances: **Convection Oven, Dual Flush Toilets, Electric Water Heater, Exhaust Fan, Exhaust Hood, Filtration System, Microwave, Washer**

Interior Feat: **Cathedral Ceiling(s), Entrance Foyer, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Split BR Plan, Tray Ceiling(s), Walk-In Closet(s)**

Floors: **Carpet, Vinyl Plank**  
Comm Feat: **None**

Lake/Wtr Amen: **None**  
Doors: **Insulated Door(s)**  
Laundry: **Laundry Room, Lower Level, Main Level, Multiple Locations**

Basement Dtls: **Yes/Exterior Entry, Interior Entry, Partially Finished, Walk-Out Access, Walk-Up Access**

Fireplaces: **Yes/Great Room, Living Room, Wood Burni**  
2nd Living Qtr: **Interior Connected, Separate Entrance, Separate Kitchen Facilities**

Construct Type: **Site Built**

Road Frontage:  
Patio/Porch: **Covered, Deck, Front Porch, Porch, Rear Porch**

Other Structure: **None**

Horse Amenities: **None**

Inclusions:

### Utilities

Sewer: **Septic Installed**  
Heat: **Central, Heat Pump**  
Restrictions: **No Restrictions, N/A**

Water: **Well Installed**  
Cool: **Central Air, Heat Pump**

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**Association Information**

Subject to HOA: **None**  
Prop Spc Assess: **No/None**  
Spc Assess Cnfrm: **No/None**

Subj to CCRs: **No**

HOA Subj Dues: **No**

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**Remarks Information**

Public Rmrks: **Very special 65 acre "Gap of the Mountain" farm with new 5 BR/3.5 BA home. Light Filled Great room with soaring ceilings & fireplace. Amazing chef's kitchen with high end appliances, custom cabinets & granite counters. Lots of space to entertain! Quiet den for reading or meditation. Great Room opens to a large covered porch and deck to relax and enjoy the views. Spacious primary BR suite on main level w/garden tub and 2 large walk in closets. Two additional guest BRs and guest BA on main level. Very large laundry w/ 1/2 BA and utility room. Second living quarters on lower level with 2 BRs and 1 BA. Spacious living/dining area with soapstone wood stove. Great second kitchen & additional laundry. Two car garage on main level and Two car garage/shop on lower level. Fiber Internet! Two wells, pastures, creek and springs. Historic barn, shed and space prepared for additional barn or greenhouses. RV site with power & water. Beautiful, private setting awaiting your own personal touch!**

Directions: **NC Hwy 209 to Baltimore Branch Rd. Right on Duckett Rd Left on Millar Rd. Google Maps is correct. NO DRIVE BYS!!!**

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**Listing Information**

DOM: **7**  
UC Dt:

CDOM: **7**  
DDP-End Dt:

Slr Contr:  
LTC:

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

MLS#: 4040142  
633 Millar Rd, Hot Springs, NC 28743  
Price: \$1,395,000



Great Room



Very Large Covered Porch



Old Home Site



Main Level Foyer



Large Kitchen for Entertaining





**Dining Overlooking View**



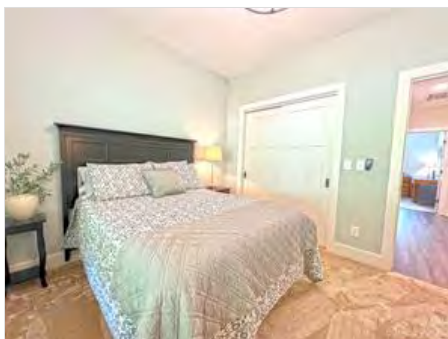
**Owners Suite**



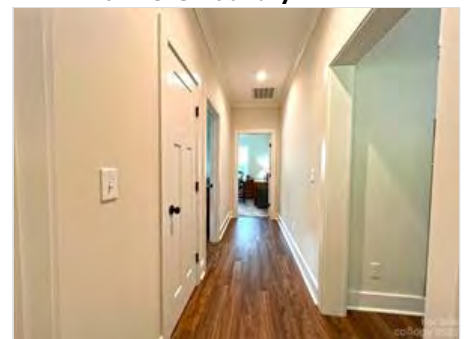
**Owners Suite Bath**



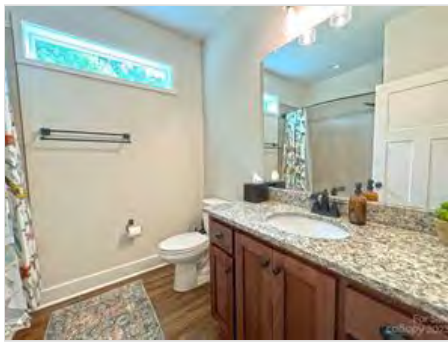
**Main Level Laundry**



**Main Level Second Bedroom**







**Main Level Second Full Bath**



**Lower Level- Second Living Kitchen**



**Mail/Level Bedroom/Office**



**Main Level Den**



**Second Living Qtrs**



**Bedroom 1 Second Living**



**Full Bath Second Living QTRS**



**Bedroom 2 Second Living Qtrs**



**One of Two Large Garages**



**Lower Level Terrace**

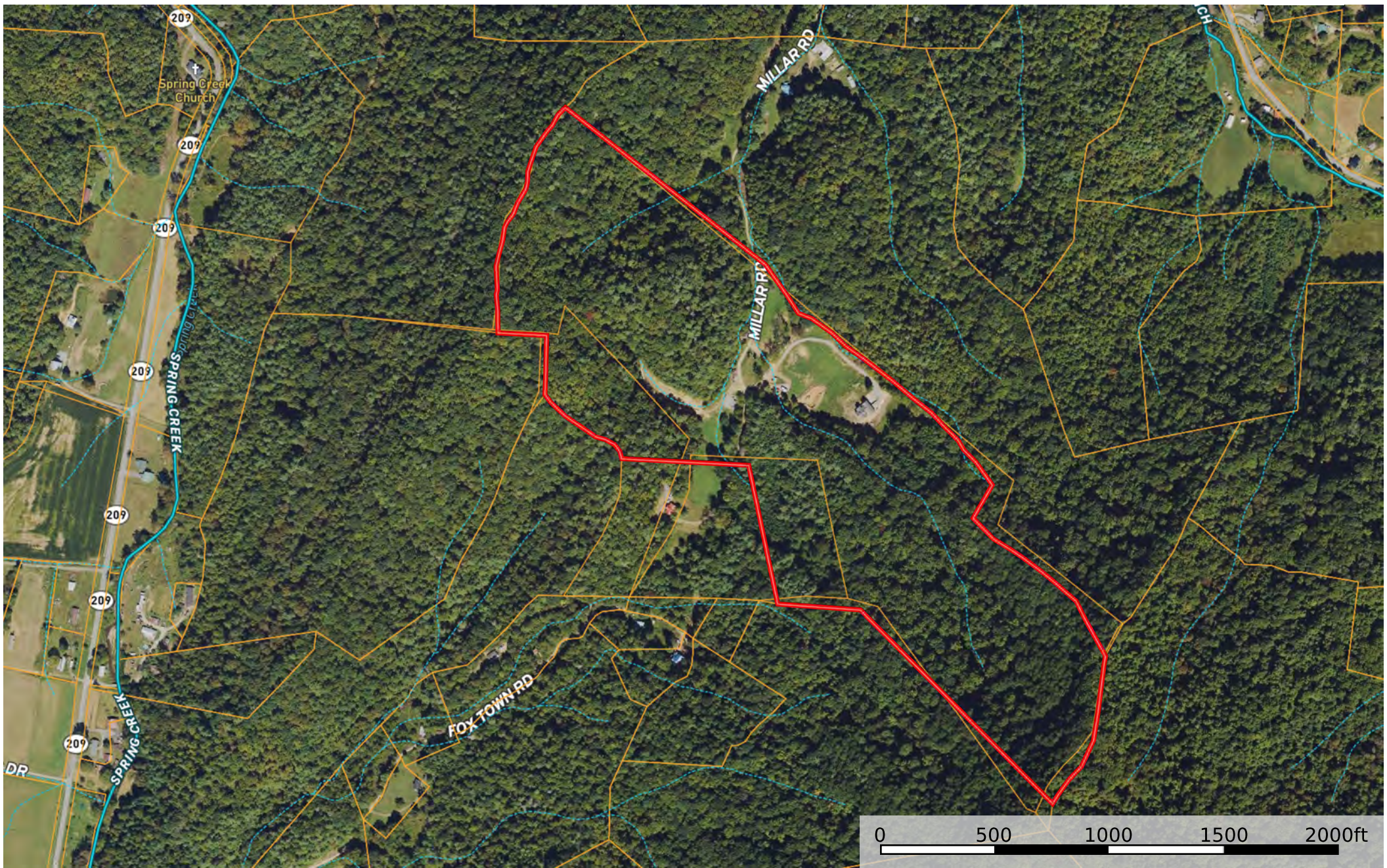








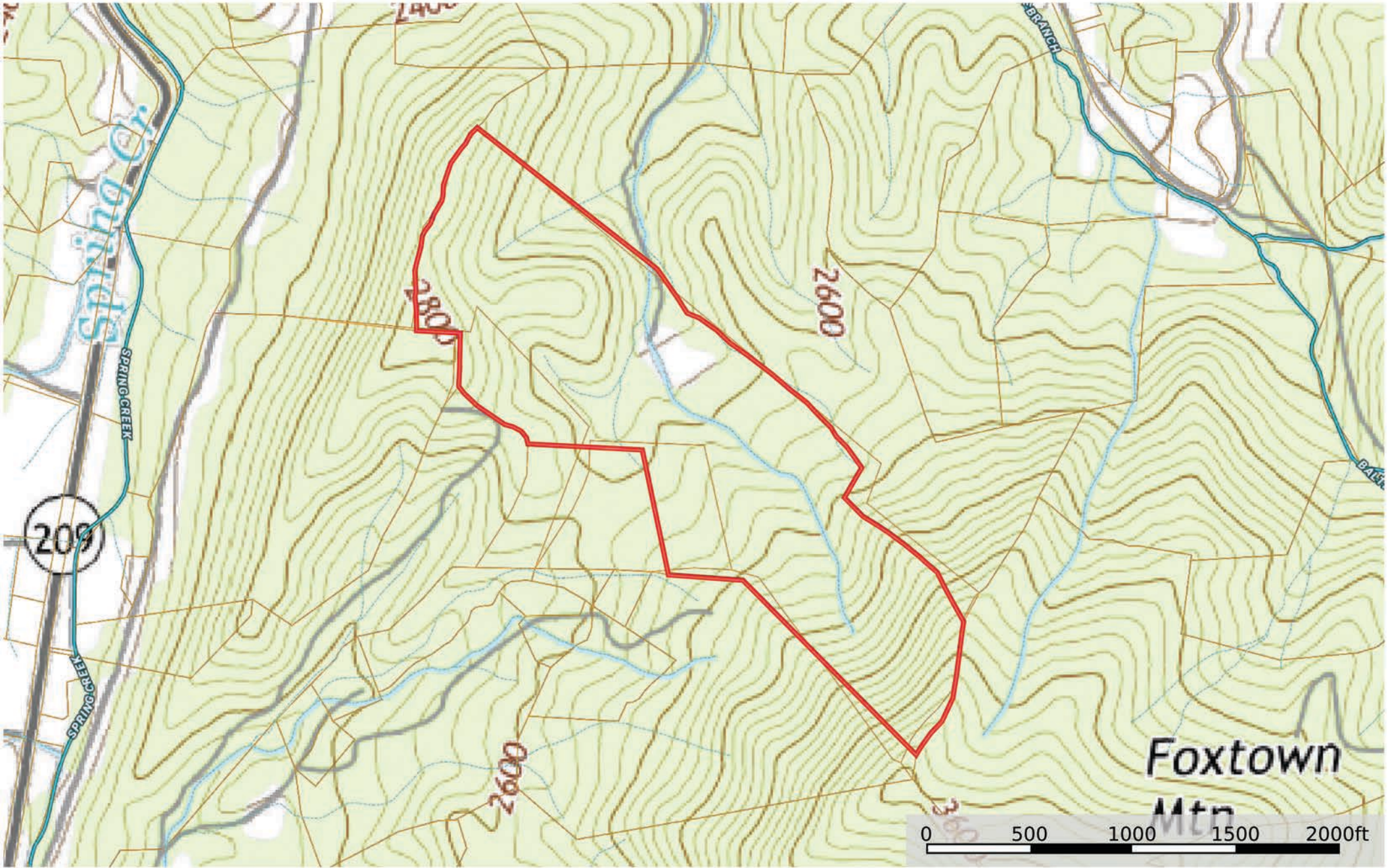
633 Millar Rd.  
North Carolina, 65 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body



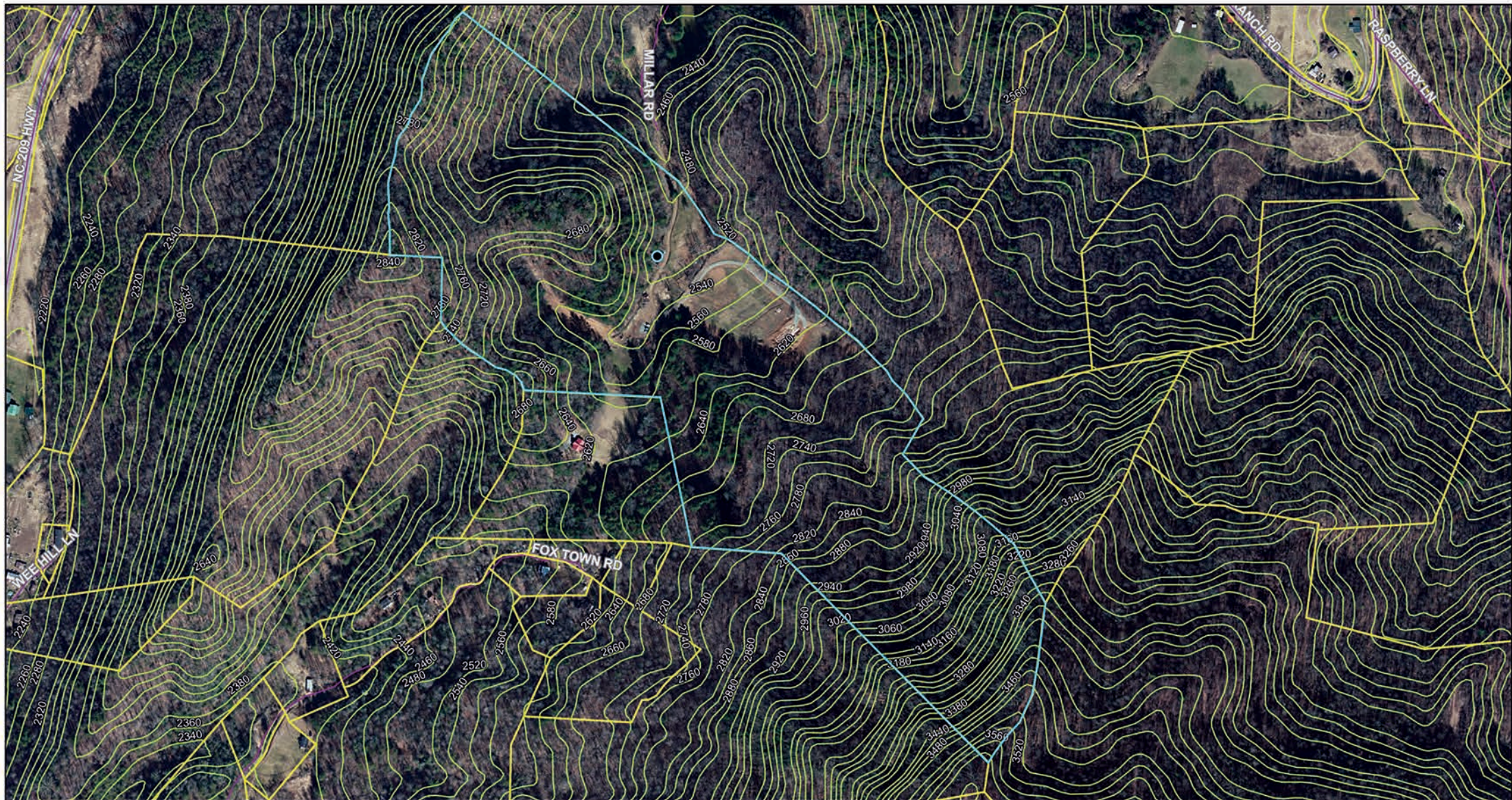
633 Millar Rd.  
North Carolina, 65 AC +/-



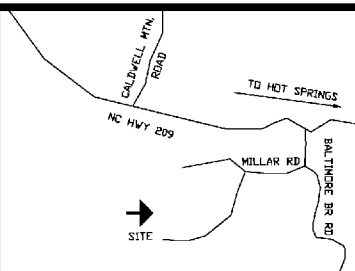
Boundary Stream, Intermittent River/Creek Water Body



633 Millar Rd.







VICINITY MAP  
NOT TO SCALE

## NOTES

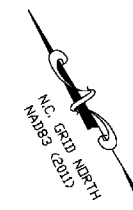
1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. SUBJECT TO AN EASEMENT ALONG 10' GRAVEL ROAD. SEE D.B. 291 PG. 373.

BK 9 PG 629 - 629 (1) DOC# 341809  
This Document eRecorded: 06/07/2021 01:26:06 PM  
Fee: \$21.00 DocType: PLAT Tax: \$0.00  
Madison County, North Carolina  
Mary Jane Wallin, Register of Deeds

JAMES E. MILLAR  
ELIZABETH P. MILLAR  
D.B. 174 PG. 28

## LEGEND

- EXISTING 1/2" REBAR
- 1/2" REBAR SET WITH ID CAP
- UNMARKED POINT
- EXISTING 3/4" ALUMINUM PIPE (UNLESS NOTED OTHER WISE)
- TREE SIZE AND TYPE NOTED
- EXISTING PLANTED STONE
- UT. = POWER POLE W/ OVERHEAD LINES
- LINES NOT SURVEYED  
DRAWN FROM DEEDS
- BOUNDARY LINE SURVEYED
- OVER HEAD UTILITY
- TIE LINES
- FENCE LINES
- ▲ TOP OF RIDGE



NUMBER	DIRECTION	DISTANCE
L1	N 16°48'34" E	58.57 '
L2	N 18°42'00" E	56.58 '
L3	N 11°45'53" E	29.43 '
L4	N 11°01'01" E	26.85 '
L5	N 29°05'38" E	27.60 '
L6	N 41°07'36" E	44.10 '
L7	N 23°51'21" E	50.13 '
L8	N 34°17'03" E	72.73 '
L9	N 15°11'57" E	29.91 '
L10	N 05°31'09" E	48.37 '
L11	N 22°06'27" E	112.28 '
L12	N 38°55'14" E	87.23 '
L13	N 45°19'36" E	30.08 '
L14	N 31°24'33" E	53.02 '
L15	N 49°01'42" E	44.52 '
L16	S 48°44'44" E	103.24 '
L17	S 31°52'37" E	162.16 '
L18	S 29°28'36" E	94.58 '
L19	S 64°57'16" E	63.34 '
L20	S 51°34'45" E	102.39 '
L21	S 43°39'47" E	90.85 '

DANIEL H. ALLISON  
D.B. 369 PG. 186  
P.B. 5 PG. 273

DANIEL H. ALLISON  
D.B. 338 PG. 696  
P.B. 5 PG. 273

ADA G. DECKER  
D.B. 216 PG. 497

CHARLIE H. DUCKETT  
D.B. 291 PG. 373

AREA: 64.74 ACRES  
ALL OF  
D.B. 534 PG. 518

## TIE LINES ONLY

NUMBER	DIRECTION	DISTANCE
L66	N 19°53'47" E	52.25 '
L67	S 26°30'03" W	78.12 '
L68	S 37°10'15" W	81.69 '
L69	S 82°28'39" E	49.22 '

AMBER RENEE PARIS  
D.B. 527 PG. 684

ROUGHSAVN ENTERPRISES, INC.  
D.B. 375 PG. 234

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN DEED BOOK 634 PG. 518, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES AS SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:5000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF JUNE, A.D. 2021

SURVEYOR REGISTRATION NUMBER

Michael Martin

L-4401

## DRY RIDGE SURVEYING

7241-B US HWY 25/70  
MARSHALL, NC 28753  
PHONE: (828) 777-8444  
C-3422

NUMBER	DIRECTION	DISTANCE
L22	S 51°37'24" E	97.49 '
L23	S 49°24'38" E	156.45 '
L24	S 46°21'19" E	113.53 '
L25	S 48°53'09" E	104.33 '
L26	S 39°45'01" E	91.04 '
L27	S 42°16'54" E	77.91 '
L28	S 27°22'11" E	46.04 '
L29	S 41°49'20" E	76.33 '
L30	S 36°33'52" W	140.63 '
L31	S 23°45'45" E	141.66 '
L32	S 41°31'36" E	127.66 '
L33	S 55°03'31" E	84.83 '
L34	S 53°25'05" E	62.90 '
L35	S 50°28'05" E	95.80 '
L36	S 47°32'42" E	95.87 '
L37	S 44°29'55" E	35.16 '
L38	S 46°02'47" E	77.83 '

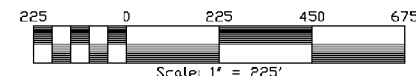
NUMBER	DIRECTION	DISTANCE
L39	S 23°00'28" E	78.77 '
L40	S 25°25'36" E	92.25 '
L41	S 25°57'24" E	139.97 '
L42	S 12°08'08" W	49.72 '
L43	S 10°31'56" W	201.00 '
L44	S 12°26'51" W	122.94 '
L45	S 28°18'32" E	123.34 '
L46	S 46°52'33" W	79.61 '
L47	S 38°58'42" W	80.59 '
L48	S 35°06'46" W	45.77 '
L49	N 11°21'45" W	32.88 '
L50	N 36°09'04" W	38.08 '

NUMBER	DIRECTION	DISTANCE
L51	N 58°29'05" W	44.77 '
L52	N 71°03'04" W	42.85 '
L53	N 52°32'48" W	88.66 '
L54	N 53°26'14" W	25.00 '
L55	N 52°12'17" W	49.26 '
L56	N 43°29'12" W	86.05 '
L57	N 34°05'00" W	42.55 '
L58	N 05°40'01" E	90.94 '
L59	N 04°21'30" E	53.56 '
L60	N 04°39'44" E	113.06 '
L61	N 83°41'33" W	213.12 '
L62	N 02°23'13" E	100.96 '
L63	N 02°07'42" W	66.56 '
L64	N 17°24'55" E	20.23 '
L65	N 00°12'36" E	104.12 '

## RETRACEMENT SURVEY FOR PASCHALL FARMS, LLC.

NO. 6 TOWNSHIP, MADISON CO., NC

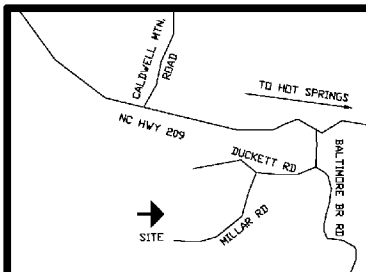
MAY 27, 2021 SCALE: 1"=225'



JOB NO. 21-2309

submitted electronically by "dry ridge land surveying p.a." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Madison County Register of Deeds.





VICINITY MAP  
NOT TO SCALE

LEGEND

- EXISTING 1/2" REBAR
- 1/2" REBAR SET WITH ID CAP
- UNMARKED POINT
- EXISTING 3/4" IRON PIPE
- TREE SIZE AND TYPE NOTED
- EXISTING PLANTED STONE
- UT. = POWER POLE W/ OVERHEAD LINES
- LINES NOT SURVEYED
- DRAWN FROM DEEDS
- BOUNDARY LINE SURVEYED
- OVER HEAD UTILITY
- TIE LINES
- FENCE LINES
- ▲ TOP OF RIDGE

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 174 PG. 28, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ( SEE ADJACENT REFERENCES AS SHOWN ) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:5000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF JULY, A.D. 2021

SURVEYOR REGISTRATION NUMBER

Michael Martin

L-4401



DRY RIDGE SURVEYING

7241-B US HWY 25/70  
MARSHALL, NC 28753  
PHONE: (828) 777-8444  
C-3422

EXEMPT FROM THE MADISON COUNTY  
SUBDIVISION ORDINANCE

7/14/2021

DATE

Daniel K. Allen

PLANNING DIRECTOR

STATE OF NORTH CAROLINA  
COUNTY OF MADISON

April Plammons

OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH  
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS  
FOR RECORDING.

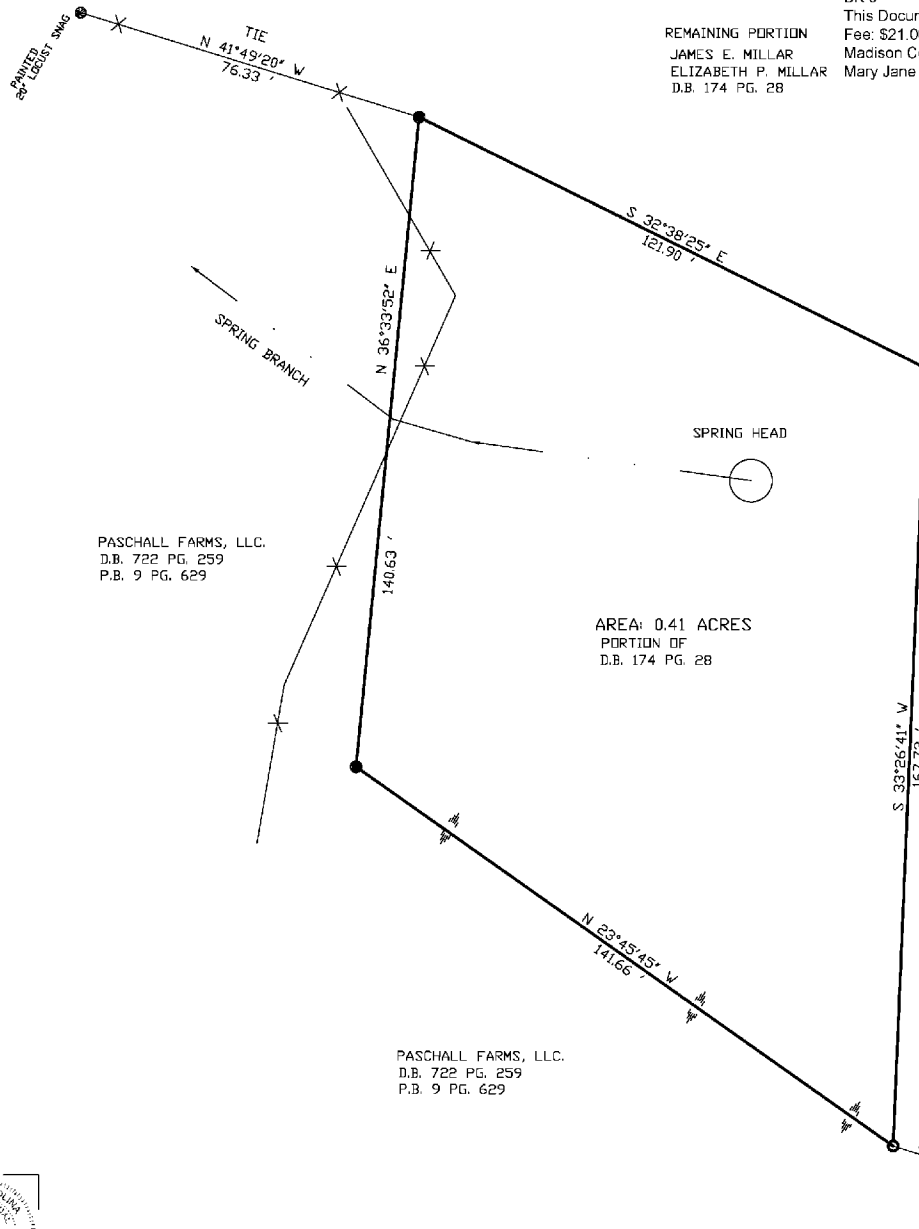
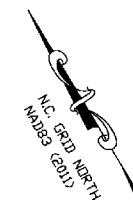
7/14/2021

DATE

April Plammons

REVIEW OFFICER

BK 9 PG 665 - 665 (1) DOC# 342391  
This Document eRecorded: 07/16/2021 08:43:05 AM  
Fee: \$21.00 DocType: PLAT Tax: \$0.00  
James E. Millar Madison County, North Carolina  
Elizabeth P. Millar Mary Jane Wallin, Register of Deeds  
D.B. 174 PG. 28



NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. THIS 0.41 ACRE TRACT IS TO BE RECOMBINED WITH D.B. 722 PG. 259 AND P.B. 9 PG. 629.

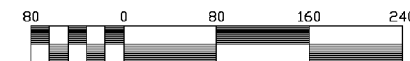
REMAINING PORTION  
JAMES E. MILLAR  
ELIZABETH P. MILLAR  
D.B. 174 PG. 28

RECOMBINATION SURVEY  
FOR  
**PASCHALL FARMS, LLC.**

NO. 6 TOWNSHIP, MADISON CO., NC

JULY 8, 2021

SCALE : 1"=20'



JOB NO. 21-2339

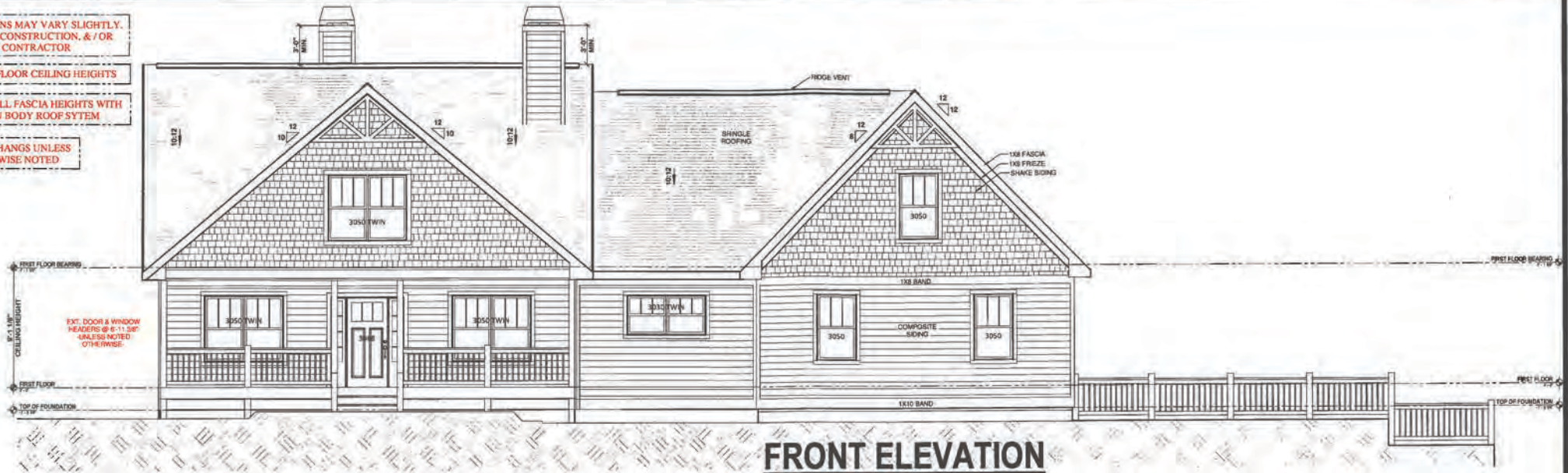


DIMENSIONS MAY VARY SLIGHTLY.  
DUE TO CONSTRUCTION, & / OR  
CONTRACTOR

9'-0" 1ST FLOOR CEILING HEIGHTS

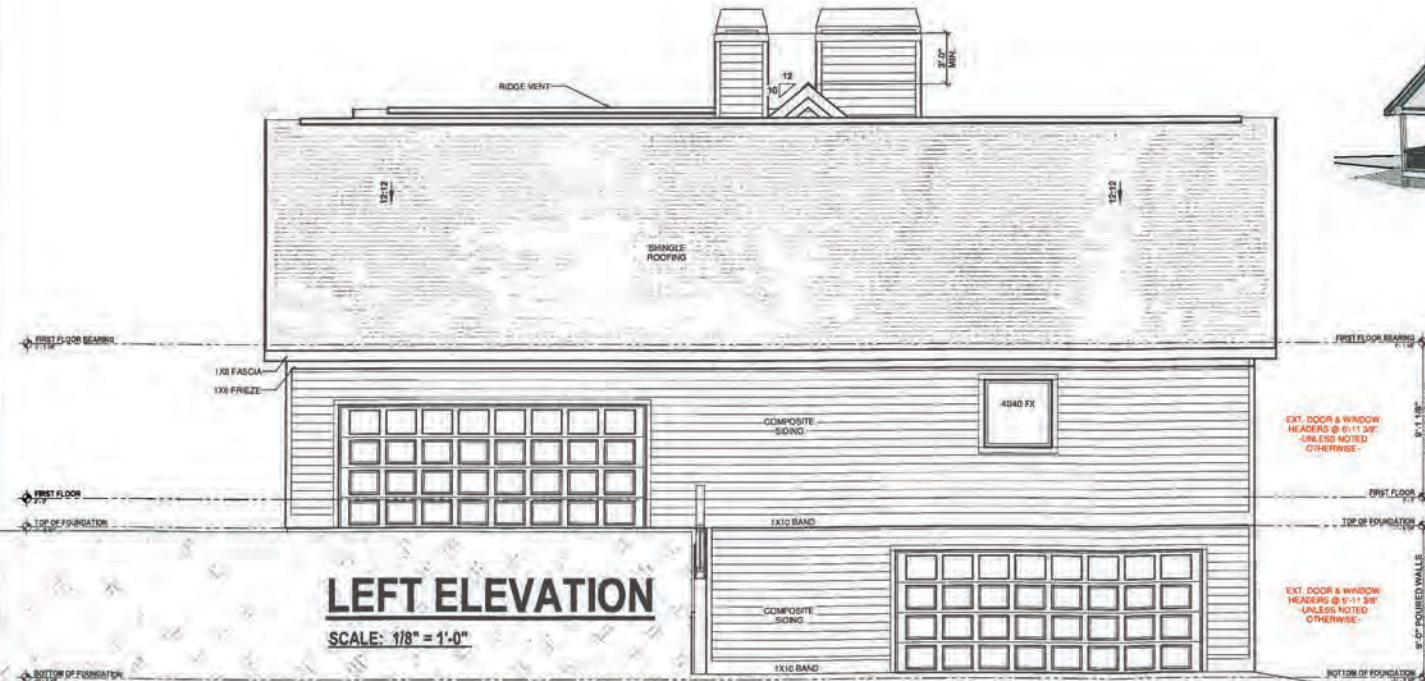
MATCH ALL FASCIA HEIGHTS WITH  
MAIN BODY ROOF SYTEM

16" OVERHANGS UNLESS  
OTHERWISE NOTED



## FRONT ELEVATION

SCALE: 1/8" = 1'-0"



## LEFT ELEVATION

SCALE: 1/8" = 1'-0"



## PERSPECTIVE VIEW

SCALE:

### Square Footage...

SQUARE FOOTAGE NAME	Area
FIRST FLOOR	2179 SF
TERRACE LEVEL	1300 SF
FINISHED AREAS TOTAL	3479 SF
GARAGE	573 SF
TERRACE LEVEL GARAGE	682 SF
GARAGE AREAS TOTAL	1255 SF
FRONT PORCH	252 SF
REAR PORCH	308 SF
DECK	124 SF
PORCH AREAS TOTAL	684 SF
UNFINISHED MECH. ROOM	95 SF
UNFINISHED TERRACE LEVEL AREAS TOTAL	95 SF

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herein are provided for informational  
purposes only and are not to be used  
for construction without the express  
written consent of Brown Haven Homes LLC.

102 Town Square,  
Blairsville, GA 30512  
Phone: 706-896-0891  
brownhavenhomes.com

**BrownHaven**  
**HOMES**  
THE RIGHT CHOICE  
brownhavenhomes.com

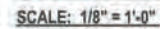
CUSTOM LONGVIEW  
FOR SKIP & REBECCA  
PASCHALL

M. Rev: 10/22/2021  
Lot Spec Rev:  
10/22/2021 3:42:47 PM  
DRAWN BY: JOSH WRIGHT

**PROD\_01**  
FRONT & RIGHT



16" OVERHANGS UNLESS OTHERWISE NOTED



SQUARE FOOTAGE NAME		Area
FIRST FLOOR		2179 SF
TERRACE LEVEL		1300 SF
FINISHED AREAS TOTAL		3479 SF
GARAGE		573 SF
TERRACE LEVEL GARAGE		682 SF
GARAGE AREAS TOTAL		1255 SF
FRONT PORCH		252 SF
REAR PORCH		306 SF
DECK		124 SF
PORCH AREAS TOTAL		684 SF
UNFINISHED MECH. ROOM		95 SF
UNFINISHED TERRACE LEVEL AREAS TOTAL		95 SF

PROD_02	
REAR & LEFT	



1 PIECE CROWN MOLDING IN  
MAIN LIVING AREA & FLEX ROOM



PROD_03	MAIN LEVEL PLAN
---------	-----------------



DIMENSIONS MAY VARY SLIGHTLY.  
DUE TO CONSTRUCTION, OR  
CONTRACTOR

INSTALL ALL FOOTINGS &  
FOUNDATION STRUCTURES PER  
CODE / AREA REQUIREMENTS

9'-0" POURED FOUNDATION WALLS

ALL GIRDERS / BEAMS MUST  
BREAK @ PIERS OR POSTS

FLOOR TRUSSES PER  
MANUFACTURER SPECS

SEE FLOOR TRUSS  
LAYOUT SUPPLIED  
BY MANUFACTURER

APPLY MIN. OF (2) PLY 2 X 10  
HEADER TO ALL DOOR & WINDOW  
OPENINGS @ BEARING WALLS  
(UNLESS NOTED OTHERWISE)

PROVIDE MIN. (1) JACK STUD & (1) KING  
STUD AT EACH END OF ALL HEADERS  
(UNLESS NOTED OTHERWISE)

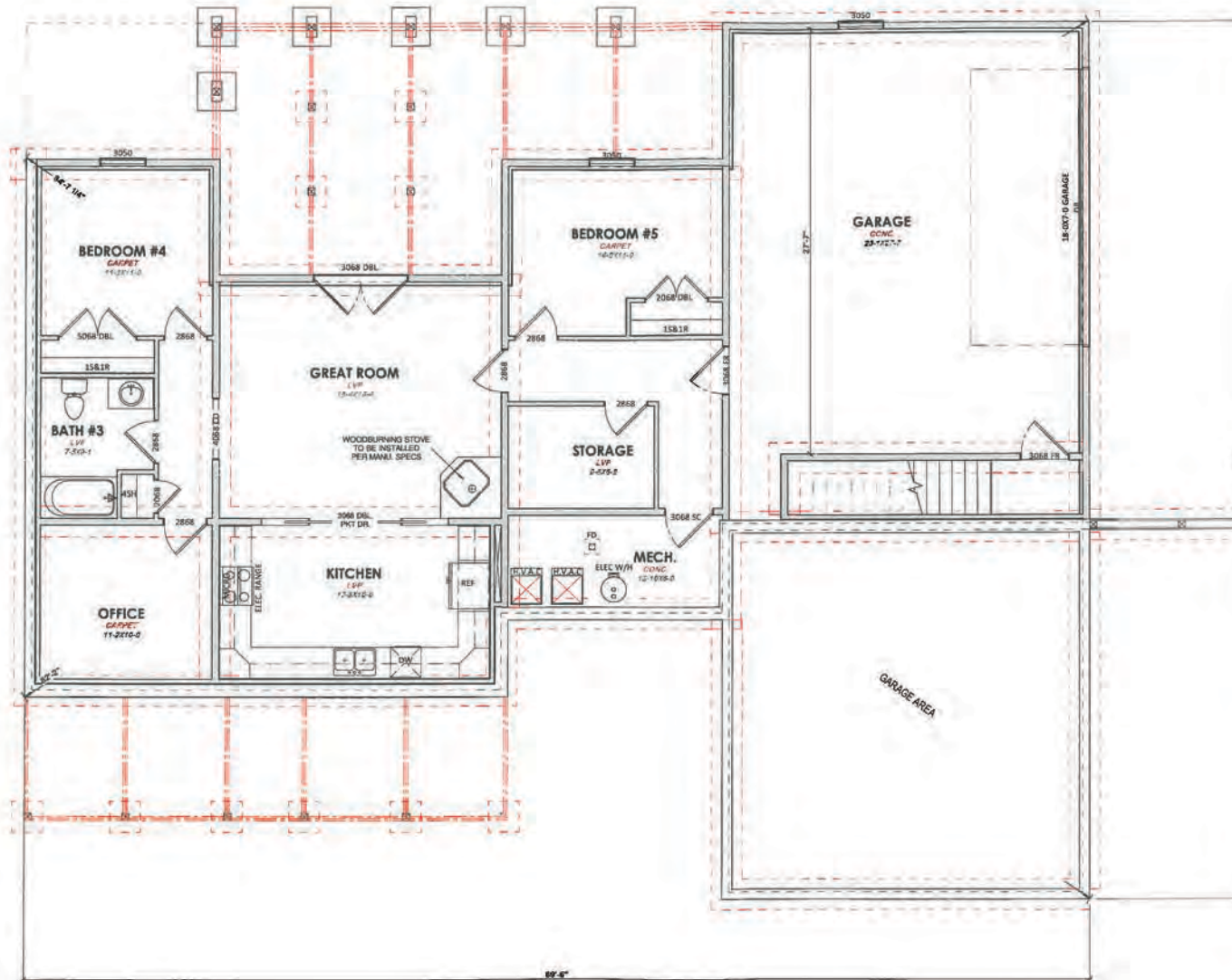
SEE TYPICAL POURED FOUNDATION WALL  
SECTION DETAIL

TILE BACKSPLASH IN  
BOTH MAIN & TERRACE  
KITCHENS

3 PANEL DOORS  
THROUGHOUT HOME

UPGRADE TO 1X4 PAINT GRADE  
CASING & 1X6 PAINT BASE TRIM  
PACKAGE THROUGHOUT HOME

OAK TREADS & RISERS  
ON INT. STAIRS



## TERRACE LEVEL PLAN

SCALE: 1/8" = 1'-0"

Square Footage...	
SQUARE FOOTAGE NAME	Area
FIRST FLOOR	2179 SF
TERRACE LEVEL	1300 SF
FINISHED AREAS TOTAL	3479 SF
GARAGE	573 SF
TERRACE LEVEL GARAGE	682 SF
GARAGE AREAS TOTAL	1255 SF
FRONT PORCH	252 SF
REAR PORCH	308 SF
DECK	124 SF
PORCH AREAS TOTAL	684 SF
UNFINISHED MECH. ROOM	95 SF
UNFINISHED TERRACE LEVEL AREAS TOTAL	95 SF

**PROD\_04**

TERRACE LEVEL PLAN

M. Rev: 10/22/2021

Lot Spec Rev: 10/22/2021 3:42:50 PM

DRAWN BY: JOSH WRIGHT

**CUSTOM LONGVIEW**

**FOR SKIP & REBECCA**

**PASCHALL**

**BrownHaven**

**HOMES**

THE RIGHT CHOICE

102 Towh Square,  
Blairsville, GA 30512  
Phone: 706-896-0891  
brownhavenhomes.com

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STATE OF NORTH CAROLINA  
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

**Note to Buyer:** If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. 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 the 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.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 633 Millar Rd., Hot Springs, 28743

Owner's Name(s): Charles H. Paschall, Rebecca A. Paschall

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

Owner Signature: \_\_\_\_\_

Charles H. Paschall

Date

6/29/23

Owner Signature: \_\_\_\_\_

Rebecca A. Paschall

Date

6/29/23

Buyers 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 owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: \_\_\_\_\_

Date

Buyer Signature: \_\_\_\_\_

Date



Property Address/Description: 633 Millar Rd., Hot Springs, 28743  
64.74 + .41 acres per Surveys PB9 PG665 & PB9 PG629 for total of 65.15 acres

The following questions address the characteristics and condition of the property identified above about which the owner has **actual knowledge**. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- |   | Yes                      | No                                  | No Representation        |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>2023</u><br>Explain if necessary: _____  |                          |                                     | <input type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl<br><input type="checkbox"/> Synthetic Stucco <input checked="" type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos<br><input type="checkbox"/> Other _____ (Check all that apply)                              |                          |                                     | <input type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? <u>2023</u> (Approximate if no records are available) Explain if necessary: _____   |                          |                                     | <input type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____<br>(Check all that apply) Age of system: <u>2023</u>   |                          |                                     | <input type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input checked="" type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____<br>(Check all that apply) Age of system: <u>2023</u>  |                          |                                     | <input type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____<br>(Check all that apply)<br>If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) ..... |                          |                                     | <input type="checkbox"/> |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____<br>(Check all that apply) .....   |                          |                                     | <input type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Other <u>PEX</u> (Check all that apply) .....  |                          |                                     | <input type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____<br>(Check all that apply) .....                       |                          |                                     | <input type="checkbox"/> |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? <u>yes</u><br>If your answer is "yes," how many bedrooms are allowed? <u>5</u> <input type="checkbox"/> No records available   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date 6/29/23

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date 6/29/23



- |   | Yes                                 | No                                  | No Representation                   |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 30. Does the property abut or adjoin any private road(s) or street(s)?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

Shared Right of Way to Subject Property

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- |  | Yes                      | No                                  | No Representation        |
|--|--------------------------|-------------------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| 33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date S 6/27/23

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date WHP 6/29/23



**\*If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

	Yes	No	No Representation
34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).			
Management Fees.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Building Maintenance of Property to be Conveyed.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Insurance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common Areas Maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Removal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Amenity Maintenance (specify amenities covered) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pest Treatment/Extermination.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lights.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm water Management/Drainage/Ponds.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet Service.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road Maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Area Maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gate and/or Security.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date \_\_\_\_\_





# 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> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>                    </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> 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"/>	
<u>                    </u> 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"/>
<u>                    </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> 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: **633 Millar Rd., Hot Springs, 28743**

Owner's Name(s): **Charles H. Paschall, Rebecca A. Paschall**

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: Charles H. Paschall Date 6/8/2023  
 Owner Signature: Rebecca A. Paschall Date 6/8/2023

Purchaser(s) acknowledge receipt 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 \_\_\_\_\_

REC 4.25

1/1/15





# OPERATION PERMIT

Madison County Health Department  
493 Medical Park Drive  
Marshall, NC 28753  
Phone: 828-649-9598 FAX: 828-649-9370

For Office Use Only

\*CDP File Number: 346633 - 3

PIN Number: 8756-41-7115

Evaluated For: NEW

Township: \_\_\_\_\_

Applicant: Paschall Farms, LLC

Address: 64 Brown St

City: Weaverville

State/Zip: NC 28787

Phone #: (828) 734-8780

Property Owner: Paschall Farms, LLC

Address: 64 Brown St

City: Weaverville

State/Zip: NC 28787

Phone #: (828) 734-8480

## Property Location & Site Information

Address: Hot Springs, NC 28743

Road #: TBD Millar Road Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_ Lot: \_\_\_\_\_

Township: \_\_\_\_\_

Structure: SINGLE FAMILY

# of Bedrooms: 5

# of People: 10

\*Water Supply: NEW WELL

### Directions

25/70NW towards Hot Springs, take Hwy 209 South to left on Baltimore Branch Road, right on Duckett Road, left on Millar Road through gate to old run down farmhouse on the left.

\*IP Issued by: 729 - Castelloe, Ken

\*CA issued by: 729 - Castelloe, Ken

Design Flow: 600

Soil Application Rate: .4

\*System Classification/Description:

TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

Saprolite System? No

Pump Required? No

\*Distribution Type: GRAVITY - PARALLEL (eq. d-box)

\*Pre-Treatment: \_\_\_\_\_

## Drain field

Nitrification Field: 1500 Sq. Ft.

No. Drain Lines: 5 ft.

Total Trench Length: 375

Trench Spacing: 9 - 00 Feet O.C.

Trench Width: 36 - 00 Inches

Aggregate Depth: \_\_\_\_\_ inches

Minimum Trench Depth: 18 Inches

Minimum Soil Cover: 6 Inches

Maximum Trench Depth: 18 Inches

Maximum Soil Cover: 6 Inches

\*System Type CHAMBER

Installer: David Carver

Certification #: 1491

\*EHS 729 - Castelloe, Ken

Date: 06/06/2022

### Approval Status

Approved



**Septic Tank**

Manufacturer:	<u>Southern</u>	Lat.	<u>                    </u>
STB:	<u>267</u>	Long:	<u>                    </u>
Gallons:	<u>1250</u>	Installer:	<u>David Carver</u>
Date:	<u>06/09/2022</u>	Certification #:	<u>1491</u>
*Filter Brand:	<u>POLYLOK PL-68</u>	*EHS:	<u>729 - Castelloe, Ken</u>
ST Marker:	<u>No</u>	Date:	<u>06/02/2022</u>
Reinforced Tank:	<u>No</u>		
1 Piece Tank:	<u>No</u>		

**Approval Status**  
Approved

**Pump Tank**

Manufacturer:	<u>                    </u>	Installer:	<u>                    </u>
PT:	<u>                    </u>	Certification #:	<u>                    </u>
Gallons:	<u>                    </u>	*EHS:	<u>                    </u>
Date:	<u>                    </u>	Date:	<u>                    </u>
Riser Sealed	<u>                    </u>		
Riser Height:	<u>                                    </u>	(Min. 6 in.)	
Reinforced Tank:	<u>                    </u>		
1 Piece Tank:	<u>                    </u>		

**Approval Status**

**Supply Line**

Pipe Size:	<u>                    </u>	inch diameter	Installer:	<u>                    </u>
Pipe Length:	<u>                    </u>	feet	Certification #:	<u>                    </u>
*Schedule:	<u>                    </u>		*EHS:	<u>                    </u>
Pressure Rated	<u>                    </u>		Date:	<u>                    </u>
Approved fittings	<u>                    </u>			

**Approval Status**

**Pump Requirement**

Pump Type:	<u>                    </u>	Installer:	<u>                    </u>	
Dosing Volume:	<u>                    </u>	Gal	Certification #:	<u>                    </u>
Draw Down:	<u>                    </u>	Inches	*EHS:	<u>                    </u>
*Chain:	<u>                    </u>		Date:	<u>                    </u>
Valves Accessible	<u>                    </u>			
Flow Adjustment Valve	<u>                    </u>			
Check-valve	<u>                    </u>			
PVC Unions	<u>                    </u>			
Vent Hole	<u>                    </u>			
Anti-siphon Hole	<u>                    </u>			

**Approval Status**



**Electric Equipment**

NEMA 4X Box or Equivalent	_____	Installer:	_____
Box 12 inches Above Grade	_____	Certification #:	_____
Box Adj. To Pump Tank	_____	*EHS:	_____
Conduit Sealed	_____	Date:	_____
Pump Manually Operable	_____		
*Activation Method:	_____		
Alarm Audible	_____		
Alarm Visible	_____		

**Approval Status**\*Operation Permit completed by: Authorized State Agent: 729 - Castelloe, Ken Date of Issue: 06/09/2022

Owner/Applicant Signature: \_\_\_\_\_

This system has been installed in compliance with applicable NC General Statutes: Article 11, Chapter 130A, Rules for Sewage Treatment and Disposal, 15A NCAC 18A .1900 *et. Seq.*, and all conditions of the Improvement Permit and Construction Authorization. This property is served by a TYPE III G. sewage septic system.

Rule .1961 requires that a Type TYPE III G. septic system meet the following criteria:Minimum System Review By The Local Health Department: N/AManagement Entity: OWNER

Minimum System Inspection/Maintenance Frequency By Certified Operator:

N/AReporting Frequency By Certified Operator: N/A

# OPERATION PERMIT



Madison County Health Department  
493 Medical Park Drive  
Marshall, NC 28753  
Phone: 828-649-9598 FAX: 828-649-9370

CDP File Number: 346633 - 3

PIN Number: 8756-41-7115

Date: 06/09/2022

**Drawing:** Drawing Type: Operation Permit

Scale: ☐ Inch = ☐ Block = ☒ N/A ft.

