

27 Dividing Ridge Trail Unit #14, Arden, North Carolina 28704-8825

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List \$: \$249,900

MLS#: **4397679** Category: **Lots/Acres/Farms** County: **Buncombe**
Status: **ACT** Parcel ID: **9633-17-6921-00000** Acres: **1.16**
Legal Desc: **DEED DATE: 12/30/2004 DEED: 3884-0567 SUBDIV: THE CLIFFS AT WALNUT COVE** Zoning: **R-1**
City Tax Pd To: **No City Taxes Paid** Tax Val: **\$147,500** Deed Ref: **3884-567**
Subdivision: **The Cliffs At Walnut Cove** OSN: **Canopy MLS**



General Information

Type: **Lot**
Can Divide?: **No**
\$/Acres: **\$215,431.03**
Levels:

School Information

Elem: **Avery's Creek/Koontz**
Middle: **Valley Springs**
High: **T.C. Roberson**

Land Information

Aprx Acres: **1.16**
Acres Cleard: **0.00**
Acres Wood: **1.16**
Min SF to Bld: **2,600**
Prop Found:
Rd Frontage:
Lot Desc:
Restrictions:

Utility/Plan Information

Sewer: **Septic Needed**
Water: **City Water**
Dwellings: **No**
Beds Septic:

Private Road
Sloped, Wooded
Architectural Review, Livestock Restriction, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet

Additional Information

Prop Finance: Lease Considered: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Privately Maintained Road, Road Maintenance Agreement**

Features

Lot Description: **Sloped, Wooded**
Waterbody Nm:
View: **Winter**
Fixtures Exclsn: **No**
Exterior Cover:
Road Surface: **Paved**
Suitable Use: **Residential**
Utilities: **Natural Gas, Underground Utilities**
Comm Feat: **Club House, Fitness Center, Gated Community, Golf Course, Hot Tub, Indoor Pool, Outdoor Pool, Pond, Putting Green, Tennis Court(s), Walking Trails**

Lake/Wtr Amen: **None**
Doors:
Basement Dtls:
Road Frontage: **Private Road**
Patio/Porch:
Fire Sprinkler:

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
HOA Mangement: **Scott Carlton / Carlton Property Services** HOA Phone: **864-238-2557** HOA Fee: **\$3515/Annually**
HOA Email: **scarlton@carltonpropertyservice.com** HOA 2 Email:
Prop Spc Assess: **No**
Spc Assess Cnfrm: **No**

Remarks Information

Public Rmrks: **Here's your chance to become The Cliffs at Walnut Cove's newest resident! This home site is close to the community state-of-the-art 1800 sqft Wellness Center and just a bit further to the community pond. A membership is available that provides access to the celebrated Jack Nicklaus Signature Golf Course, sophisticated dining at the club restaurant and tavern and the Wellness Center. This membership extends your access to all seven premier Cliffs communities. The land is bordered on the lower side by a small creek while mature trees and native foliage await your vision.**

Directions:

Listing Information

DOM: **0** CDOM: **0** Slr Contr:
UC Dt: DDP-End Dt: LTC:

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Price: \$249,900



Community Landscaping



The homesite



mature trees



beautiful rhododendron



homesite on the right



homesite on the left



Community Pond



Bridge to a Community Picnic Area



A Community Picnic Area by the Pond



Upscale Signage Throughout the Community



Community Restaurant



Community Wellness Center from a Distance



**Community Wellness Center w/
Pool!**