

**Cross Property 360 Client View**

**000 Grove View, Burnsville, North Carolina 28714**

Listing

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MLS#: <b>3622875</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>074800098723000</b>	List Price: <b>\$31,000</b>
Status: <b>Active</b>	Tax Location: <b>Yancey</b>	County: <b>Yancey</b>	
Subdivision: <b>The Cove at Celso Mountain</b>	Tax Value: <b>\$30,970</b>	Zoning Desc: <b></b>	
Zoning: <b>None</b>		Deed Reference: <b>757/412</b>	
Legal Desc: <b>LT47 THE COVE AT CELO</b>			



General Information

Type: **Lot**  
 Can be Divided?:   
 \$/Acres: **\$29,026.22**

Land Information

Approx Acres: **1.07**  
 Acres Cleared: **0.30**  
 Acres Wooded: **0.76**  
 Approx Lot Dim:   
 Min Sqft To Build: **1,000**  
 Prop Foundation:   
 Road Frontage: **250**  
 Lot Desc: **Level, Open Lot, Rolling, Winter View, Wooded**

Additional Information

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

School Information

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

Utility/Plan Information

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

**Features**

Fixtures Exceptions: **No**  
 Comm Features: **Gated Community, Picnic Area, Playground, Pond, Recreation Area, Walking Trails**  
 Suitable Use: **Residential**

**Association Information**

Subject To HOA: <b>Required</b>	Subj to CCRs: <b></b>	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Bill Ennen</b>	HOA Phone: <b>(239)454-9154</b>	Assoc Fee: <b>\$600/Quarterly</b>
HOA 2 Management: <b>Mike Williams</b>	HOA 2 Phone: <b>(828)675-9384</b>	HOA 2 Fee: <b>\$450/Annually</b>
HOA Email: <b>bill@flhfl.com</b>	HOA 2 Email: <b>mikew3000@gmail.com</b>	Confirm Spcl Assess: <b></b>
Proposed Spcl Assess: <b>No</b>		

**Remarks**

Public Remarks: **Beautiful level lot in a gated subdivision, at an amazing price. This is a one-of-a-kind development where the environment was considered every step of the way and the land was left pristine. The result was a neighborhood that feels more like a national park. Lovely common areas for people to enjoy the natural beauty that the community was carved out of. You'll never get bored of exploring the waterfalls, strolling along the nature trails, or cozing up next one of the many fire pits. Or if you're feeling playful climb around the tree house, see what you can pull out of the trout ponds, or jump around with the locals down at the frog pond. Seller offering to cover first 5 years of HOA fees! Due to lot configuration septic will require a pump system and an easement to place it on the adjacent property. Seller owns the adjacent property and deeded easement will be provided.**

Directions: **From Burnsville travel east on 19. Turn right onto Micaville Loop. Turn right onto 80S. Turn right onto Hickory Springs Rd. Go all of the way to the end and eventually follow signs for The Cove at Celso Mountain. Enter code at gate and go straight. Turn right onto Grove View Way and look for real estate sign.**

**Listing Information**

DOM: <b>123</b>	CDOM: <b>123</b>	Closed Dt: <b></b>	Slr Contr: <b></b>
UC Dt: <b></b>	DDP-End Date: <b></b>	Close Price: <b></b>	LTC: <b></b>

Prepared By: Tatia Childers

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Photos



