

R A489564A 293 Birch Springs Lane Mars Hill, NC 28754 List: \$449,000
Add. Status: None **Firm:** 1494 **Agt:** 548503209

Area / County	N - Madison	City / Comm:	Mars Hill
Subdivision:	Wolf Laurel	Inside City:	No
Bedrooms:	4	SqFt Range:	2900-3400
Baths:	3	Apx Yr. Built:	1977
Half Baths:	1	Taxes:	715
Deed Bk/Pg:	374 / 202	Tax Year:	2010
Condo/TH Lvl:		Zoning:	OTH
Assoc Fee/Per:	125 /	Deed Rest:	Yes
Owner:	Shivers	PIN:	9862-0460-1728.000



Apx .99 Lot
 Acres Dim:
 :
 State No Road Rd Maint 814
 Rd: Ftg: Maint Agrmt
 Agrmt: \$:

Apx 1st Flr	1,296	Apx 2nd Flr Fin	600	Apx 3rd Flr Fin	0
Fin SF:		SF:		SF:	
Apx BSMT	1,296	Apx UnFin	0	Handicap Acc:	No
Fin SF:		BSMT SF:		High School:	
Elementary:		Middle School:			

ROOM	APX DIM/DESC	LEVEL	ROOM	APX DIM/DESC	LEVEL
Living Rm:	26x20	1	MBR:	13x12+8x10	1
Dining Rm:			BR 2:	13x12	2
Great Rm:			BR 3:	16x13	2
Family Rm:	23x19	B	BR 4:	13x12	B
Kitchen:	13x9	1	BR 5:		
Laundry:			Bath 1:	8x13	1
1/2 BA 1:	5x10	1	Bath 2:	6x10	2
1/2 BA 2:			Bath 3:	5x13	B
Bonus Rm:	31x8	B	Other:		

Interior Features: Breakfast Bar , Cable Available , Ceiling Fan(s) , Gas Logs , Master on Main , Wash/Dry Hook-Up , Wet Bar
 Exterior Features: Deck(s) , Insulated Doors , Insulated Windows , Some Storm Doors , Some Storm Windows
 Appliances: Dishwasher , Disposal , Microwave , Oven/Range , Refrigerator

Does Not Convey: -Furnishings not included in list price, but can be negotiable with Sellers. County Club Social membership also negotiable.

Style: 1 1/2 Story w/basement , Log Ext Finish: Log
Bsmt/Fnd: Bas Full Finished , Bas Inside/Outside Garage/CrptNo Carport , No Garage
Entr :
Floors: Carpet , Ceramic Tile , Hardwood Roof: Architectural Shingle
Heating: Baseboard , Gas Forced Air , Gas Wall Cooling: None
Heat
Water: Other See Remarks Sewer: Septic
Const. Site Built Porch: Front , Screened
Type:
Lot Desc: 4500-5000 ft. Elev. , Gated Street: Gravel
Community , Golf Course
Community , Long Range View ,
Mountain View , Year Round View
Drive: Gravel Docs On Aerial , Deed Restrictions , Lead Based
File: Paint Discl. , Res. Prop Disclosure ,
Topo
Financing: Cash , Conventional , Other See Showing Call List Office , Confirm Req. Before
Remarks Inst: Show , Key In LO , MLS-Showing
Service , No Lock Box Occupied
Seller Rep: Owned more than 1 year , Primary
Residence

Directions: -I-26, exit 3 to SR 23, turn RT at stop sign, then 1st Left onto Laurel Valley Rd, then 1st Left onto Puncheon Fork Rd. LO on RT, #3572. Turn RT onto Wolf Laurel Rd, thru Sec Gate, Left onto Big Bald, RT onto Buckeye, Left onto Unakite, RT onto Birch Springs, 1st Driveway on RT.

Remarks: -4,900 Ft elev, totally remodeled inside & out, big views to Mt. Mitchell. Large multi level deck, Gazebo w/ gas F Place. Master suite on main w/ 8x10 reading nook, Kitchen-Family-Dining combo w/ hardwood floors, custom oak cabs, & gas FPlace. Full 1 BR guest suite dnstairs with private entrance, living room, wet bar, 2 Wash/Dry hookups. Beautiful wooded lot w/ level access, parks many cars, 3 seasons of color landscaped, mins from all amenities

Prepared For You By:
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Photo Gallery MLS# A489564A



4900 FT Elevation New Remodel



Gazebo W/Gas FPlace & Wet Bar



Bright, Airy, Newly Remodeled



Granite and Custom Oak Cabs



Refined, Rustic Ambiance



Reading Nook w/ Master Suite

Photo Gallery MLS# A489564A



4 BRs, Master Suite on Main



Tile and Ceramic



700 SF Multi Level Deck



Gazebo - Morning Sunshine



Upper BR, 4 BRs, 3.5 BAs



23x19 Party Room on Lower