



1.69 Acres

\$100,000

Jackson County, North Carolina

landresellers.com/properties/82d1284c8b7



Property Details

Property Types: Land
State: North Carolina
County: Jackson County
City: Sylva
Zip: 28779
Price: \$100,000
Total Acreage: 1.69
Property ID: 82d1284c8b7
Property Address: Spruce Patch Ln, Sylva, NC, 28779
APN: 7684-07-1556

Dimensions: 340 x 175 x 357 x 284
GPS: 35.460103, -83.097628
Subdivision: Hi-Mountain
CCRs: Yes
Association Fees: \$800/Annually
Roads: Gravel
Power: Yes - Available
Water: Drill Well
Sewer: Septic Required
Taxes: \$366

Amazing views from this mountaintop lot in the gated Hi-Mountain Development

Overlooking the Blue Ridge Parkway, located between Waynesville and Sylva NC

Property Address: 0 Spruce Patch Ln #1.69, Sylva, NC 28779

Latitude/Longitude: 35.460103, -83.097628

County: Jackson

Subdivision: Hi-Mountain

Google Map - <https://maps.app.goo.gl/sQoLqE5g6kNQdc9Z9>

Directions: From Sylva, NC, Merge onto US-23 N/US-74 E, Turn left onto Rosemount Rd, Keep left to continue on Greenspire Dr, Continue straight onto Spruce Patch, Destination will be on the right

PRICE: \$100,000 Plus closing costs

Permitted uses - Site built homes only, no mobile or manufactured homes allowed, lots shall be used for residential purposes only. The enclosed dwelling area shall be a minimum of 1,250 sq. ft. One detached single family dwelling and one small accessory detached building allowed. The exterior of all houses and structures must be completed within one year.

Property Description

Know that the seller is amenable to the owner financing of this gorgeous, high elevation (5,240'), evergreen-dotted land in the gated HiMtn development between Waynesville and Sylva, sitting just above the Blue Ridge Parkway and adjacent to the National lands. The graveled, gently ascending driveway has been cut into this parcel to nice laying land. This would make an amazing setting for a Southern Appalachian Mountain retreat. Two additional adjoining parcels being offered for sale as well (MLS# 4055845 and 4055819). This is the middle parcel, and the drive continues through to the uppermost parcel. Amazing ridgetop land. Nice south-facing view potential.

Property Info

Power: Yes - Available

Sewer: Septic Required

Water: Drill Well

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

HOA: Yes - \$800/Annually - Hi-Mountain Property Owners Association

Survey: Yes

CCR's: Yes

Property Details

Parcel Number: 7684-07-1556

Property Type: Residential Vacant Land

Lot Size: 73,616 sq ft

Acreage: 1.69 acres

Elevation: 5,240 ft

Topography: Level, Rolling Slope, Views, Wooded

Dimensions: 340 x 175 x 357 x 284 ft

Shape: Irregular

Zoned: R1

FEMA Flood Hazard Zone: None

FEMA Floodway: Out

Yearly Tax Amount: \$365.52

Road Type: Gravel

Road Maintenance: Privately Maintained

School District: Jackson County Schools

Legal: SR 1462 HI MTN

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/nc/jackson/scott-creek/32183>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Property Report - <https://gis.jacksonnc.org/reports/7684-07-1556.html>

Assessor Details - <https://gis.jacksonnc.org/PRC/PRC/7684071556.pdf>

Photos - <https://photos.app.goo.gl/5aGnKE13erAXnuS86>

Jackson County Planning Department (828) 631-2261

<https://www.planning.jacksonnc.org/>

Jackson County Permitting Code Enforcement 828-586-7560

<https://www.jacksonnc.org/permitting-code-enforcement>

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

Listing Agent

Darrin Graves

AllenTate/Beverly - Hanks - Waynesville

74 N Main Street

Waynesville, NC 28786

Cell (828) 400-2419

Office (828) 452-5809



Darrin Graves
4609 E Cooper St
Tucson, AZ 85711

520-214-5303
darrin.graves@allentate.com