

Very buildable, nearly level mountaintop lot in the gated Hi-Mountain Development



1.5 Acres

\$150,000

Jackson County, North Carolina

landresellers.com/properties/2931394c2a0



Property Details

Property Types: Land
State: North Carolina
County: Jackson County
City: Sylva
Zip: 28779
Price: \$150,000
Total Acreage: 1.5
Property ID: 2931394c2a0
Property Address: Spruce Patch Ln, Sylva, NC, 28779
APN: 7674-97-8662

Dimensions: 225 x 255 x 263 x 316
GPS: 35.460288, -83.098556
Subdivision: Hi-Mountain
CCRs: Yes
Association Fees: \$800/Annually
Roads: Gravel
Power: Yes - Available
Water: Drill Well
Sewer: Septic Required
Taxes: \$429

Very buildable, nearly level mountaintop lot in the gated Hi-Mountain Development

Located between Waynesville and Sylva near the Blue Ridge Parkway

Property Address: 000 Spruce Patch Ln #1.5, Sylva, NC 28779

Latitude/Longitude: 35.460288, -83.098556

County: Jackson

Subdivision: Hi-Mountain

Google Map - <https://maps.app.goo.gl/kGRj53oSvy2mzY8M8>

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: \$150,000 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

This very buildable parcel enjoys the lion's share of the nearly level mountaintop it shares with Blue Ridge National Parkway lands, and it has a graveled gently ascending driveway cut into a previously cleared homesite area on the upper portion of the parcel. BIG, south-facing view potential from the homesite that sits at 5,280' of elevation, this is an amazing setting for a private estate/mountain retreat. Gorgeous high elevation evergreen-dotted land in the gated HiMtn development between Waynesville and Sylva near the Blue Ridge Parkway. Two additional adjoining parcels being offered for sale as well (MLS# 4055828 and 4055819). This is the westernmost of the three parcels, and it is, unequivocally, a truly SPECIAL property.

Property Info

Power: Yes - Available

Sewer: Septic Required

Water: Drill Well

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

Access: Gated Community

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

Survey: Yes

CCR's: Yes

Property Details

Parcel Number: 7674-97-8662

Property Type: Residential Vacant Land

Lot Size: 65,340 sq ft

Acreage: 1.5 acres

Elevation: 5000-5500 ft.

Topography: Level, Rolling Slope, Views, Wooded

Dimensions: 225 x 255 x 263 x 316 ft

Shape: Irregular

Zoned: R1

FEMA Flood Hazard Zone: None

FEMA Floodway: Out

Yearly Tax Amount: \$428.74

Road Type: Gravel

Road Maintenance: Privately Maintained

School District: Jackson County Schools

Legal: SR 1462

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/2787>

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/7674-97-8662.html>

Assessor Details - <https://gis.jacksonnc.org/PRC/PRC/7674978662.pdf>

Photos - <https://photos.app.goo.gl/j1TtmAQRL126LvJSA>

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

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Seller Information



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