

## Cross Property Agent One Page

**203 6th Avenue #2B, Hendersonville, NC 28792-2401**

MLS#: <b>3808632</b>	Category: <b>Condo/Townhouse</b>	Parcel ID: <b>9568-78-4900</b>	List Price: <b>\$750,000</b>
Status: <b>Active</b>	Tax Location: <b>Hendersonville</b>	County: <b>Henderson</b>	
Subdivision:	Tax Value: <b>\$1,836,400</b>	Zoning: <b>Com</b>	
Approx Acres: <b>0.33</b>	Complex: <b>Landmark</b>	Plat Book/Slide: <b>SLD</b>	
Lot Desc: <b>City View, Corner Lot, Long Range View, Mountain View</b>		Block/Section:	



### General Information

Type: **Other**  
Style:

HLA		Non-HLA Sqft	
Main:	<b>1,564</b>	Main:	<b>0</b>
Upper:	<b>0</b>	Upper:	<b>0</b>
Third:	<b>0</b>	Third:	<b>0</b>
Lower:	<b>0</b>	Lower:	<b>0</b>
Bsmnt:	<b>0</b>	Bsmnt:	<b>846</b>
Total:	<b>1,564</b>	Total:	<b>846</b>

### School Information

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

### Bldg Information

Beds: **2**  
Baths: **2/0**  
Year Built: **1917**  
New Const: **No**  
Prop Compl Date:  
Builder:  
Model:

### Association Info

Subj to HOA:  
HOA Dues: **Mandatory**

Subj to CCRs: **Yes**  
Association Fee:

### Additional Information

Prop Fin: **Cash, Conventional**  
Special Conditions: **None**  
Road Responsibility: **Publicly Maintained Road**

Recent: **11/27/2021 : NEWs : ->ACT**

### Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>2</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Dining Area, Laundry, Living Room</b>

### Features

Waterfront:  
Lake/Water Amenities: **None**  
**Green Features:**  
Green Bldg Features: **g-Low VOC Coatings, g-No VOC Coatings, Green HERS Score:**  
Parking: **g-Electric Vehicle Charging Station**

Laundry: <b>Main</b>	Doors/Windows: <b>g-Insulated Windows</b>
Foundation: <b>Basement, Crawl Space</b>	Fixtures Exceptions: <b>No</b>
Fireplaces: <b>, Gas Logs, Living Room</b>	
Floors: <b>Wood</b>	
Equip: <b>Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Hood, Gas Oven, Gas Range, Oven, Refrigerator</b>	
Comm Features: <b>Elevator</b>	
Interior Feat: <b>Elevator, Kitchen Island, Walk-In Closet(s), Window Treatments</b>	
Exterior Feat: <b>Elevator, Rooftop Terrace, Storage Unit</b>	
Exterior Covering: <b>Brick Full</b>	

### Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>	Wtr Htr: <b>Electric</b>
HVAC: <b>g-Energy Star HVAC, g-Fresh Air Ventilation</b>		

### Condo/Townhouse Information

Ownership Type: <b>Condo</b>	Unit's Level In Bldg: <b>2</b>
Land Included: <b>No</b>	Entry Level: <b>Main</b>

### Remarks

Public Remarks: **Elegant & historic Landmark building! Conveniently located on the corner of Church Street and 6th Ave W in downtown Hendersonville. Property has been beautifully renovated for energy efficiency while maintaining all of the charm of the 1920's. Gorgeous stain glass accents, window seats, 3 private balconies, hardwood floors, transom windows, antique milk slots and more. Building features rooftop terrace with 360 degree views, an electric car charging station, elevator, reception area with controlled access, and security system. There are 5 total units. You must go up several steps to to access the elevator and the elevator stops at 3rd floor and does not currently go to the roof. Stairs are required to access the rooftop deck. Close to I-26. 30 minutes to Asheville. Reservations are now being accepted. No sale can occur until after larger property sale has closed and condo docs are finalized and recorded. Call List agent for more information.**

Agent Remarks: **List agent to accompany all showings. Qualified buyers only. Reservations are now being accepted. No sale can occur until after larger property sale has closed and condo docs are finalized and recorded. Call List agent for more information. EMD to closing atty.**

Instructions: **Call Listing Agent**

### Listing/Agent/Office Information

DOM: <b>2</b>	CDOM: <b>2</b>	Mkt Dt: <b>11/27/21</b>	Expiry Dt: <b>01/31/22</b>
Agent/Own: <b>No</b>			
For Appointment Call: <b>800-746-9464</b>		List Type: <b>Exclusive Right</b>	
Listing Agent: <b>Donna Logan (dolo54852)</b>		Agent Phone: <b>828-779-2222</b>	
Listing Office: <b>Cornerstone Real Estate Cons. (NCM1596)</b>		Office Phone: <b>828-779-2222</b>	
Buyer Agency: <b>3%</b>	Sub Agency: <b>0%</b>	Transaction Broker: <b>Yes</b>	Bonus:
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Full Service: <b>Yes</b>	

Prepared By: Donna Logan