

Cross Property Agent One Page

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

MLS#: 3808631	Category: Condo/Townhouse	Parcel ID: 9568-78-4900	List Price: \$700,000
Status: Active	Tax Location: Hendersonville	County: Henderson	
Subdivision:	Tax Value: \$1,836,400	Zoning: Com	
Approx Acres: 0.33	Complex: Landmark	Plat Book/Slide: SLD	
Lot Desc: City View, Corner Lot, Long Range View, Mountain View		Block/Section:	



General Information

Type: **Other**
Style:

HLA		Non-HLA Sqft	
Main:	1,518	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	846
Total:	1,518	Total:	846

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>
Main	2	2/	Bathroom(s), Bedroom(s), Breakfast, Dining Area, Kitchen, Primary Bedroom

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: **Main**
Foundation: **Basement, Crawl Space**
Fireplaces: **Yes, Living Room, Natural Gas**
Floors: **Wood**
Equip: **Cooktop Gas, Dishwasher, Microwave, Oven, Refrigerator**
Comm Features: **Elevator**
Interior Feat: **Elevator, Storage Unit**
Exterior Feat: **Elevator, Rooftop Terrace**
Exterior Covering: **Brick Full**

Doors/Windows: **g-Insulated Windows**
Fixtures Exceptions: **No**

Utilities

Sewer: **City Sewer**
HVAC: **g-Energy Star HVAC, g-Fresh Air Ventilation, Heat Pump - AC, Heat Pump - Heat**

Water: **City Water**
Wtr Htr: **Electric**

Condo/Townhouse Information

Ownership Type: **Condo**
Land Included: **No**

Unit's Level In Bldg: **2**
Entry Level: **Main**

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, 2 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 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. EMD to closing atty. No sale can occur until after larger property sale has closed and condo docs are finalized and recorded. Call List agent for more information.**

Instructions: **Call Listing Agent, Call Listing Office**

Listing/Agent/Office Information

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

Prepared By: Donna Logan