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Cross Property Agent Full

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

CMLS#: 3808632	Category: Condo/Townhouse	Parcel ID: 9568-78-4900	List Price: \$724,900
Status: Active	Tax Location: Hendersonville	County: Henderson	
Subdivision: Landmark	Tax Value: \$1,836,400	Zoning: Com	
Complex: 6TH AVE W/CHURCH ST BMSLD-8569	Deed Ref: 001339	Plat Book/Slide: SLD	
Legal Desc: 0.33	Approx Lot Dim:	Block/Section:	
Approx Acres: 0.33		Elevation:	
Lot Desc: City View, Corner Lot, Long Range View, Mountain View			



<u>General Information</u>		<u>School Information</u>	
Type:	Other	Elem:	Hendersonville
Style:		Middle:	Hendersonville
Construction Type:	Site Built	High:	Unspecified
<u>HLA</u>		<u>Bldg Information</u>	
Main:	1,564	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	846
Above Grade: 1,564		Total:	846
Total Primary HLA: 1,564			
Total Property HLA:			
<u>Additional Information</u>			
Prop Fin:	Cash, Conventional	Occupant Type:	Owner
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Road Responsibility:	Publicly Maintained Road		

Recent: **01/11/2022 : DECR : \$750,000->\$724,900**

Room Information

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

Features

Lake/Water Amenities:	None	Green Bldg Features:	g-Low VOC Coatings, g-No VOC Coatings, g-Photovoltaic - Solar Po	Green HERS Score:	
Parking:	g-Electric Vehicle Charging Station	Main Level Garage:	No		
Driveway:	Asphalt	Doors/Windows:	g-Insulated Windows		
Laundry:	Main	Fixtures Exceptions:	No		
Foundation:	Basement, Crawl Space				
Fireplaces:	Gas Logs, Living Room				
Floors:	Wood				
Equip:	Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Hood, Gas Oven, Gas Range, Oven, Refrigerator				
Comm Features:	Elevator				
Interior Feat:	Elevator, Kitchen Island, Walk-In Closet(s), Window Treatments				
Exterior Feat:	Elevator, Rooftop Terrace, Storage Unit				
Exterior Covering:	Brick Full				
Porch:	Balcony	Roof:	Flat		
Street:	Paved				

Utilities

Sewer:	City Sewer	Water:	City Water
Wtr Htr:	Electric		
HVAC:	g-Energy Star HVAC, g-Fresh Air Ventilation		
Restrictions:	Other - See Media/Remarks - CCRs		

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
Proposed Spcl Assess:	No	Confirm Spcl Assess:	No		

Condo/Townhouse Information

Ownership Type:	Condo	Unit's Level In Bldg:	2
Land Included:	No	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, 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. All SF totals inc a 10% load factor. 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. Note that all Square Footage totals include a 10% load factor for common areas. Call List agent for more information. EMD to closing atty.**

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

Directions: **I26 South to Exit 49. West on Hwy 64 to corner of Sixth and Church.**

Company Remarks: **Elegant & historic Landmark building! Conveniently located in downtown Hendersonville. Building features rooftop terrace, electric car charging station, elevators and security system. All suites have balconies. Beautifully renovated. 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.**

Listing/Agent/Office Information

DOM:	45	CDOM:	45	TOM Dt:		Expiry Dt:	03/11/22
Mkt Dt:	11/27/21	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	No			List Type:	Exclusive Right		
For Appointment Call:	828-284-2859			Agent Phone:	828-779-2222		
Listing Agent:	Donna Logan (dolo54852)			Office Phone:	828-779-2222		
Listing Office:	Cornerstone Real Estate Cons. (NCM15960)			Transaction Broker:		Bonus:	
Buyer Agency:	3%	Sub Agency:	0%	Seller Name:	ENDEVI		
Named Prosp:	No	Dual/Var:	No	Full Service:	Yes		
Web Url:							

Prepared By: Donna Logan