

Cornerstone Real Estate Consultants, Inc.  
128 Bingham Rd, Suite 800  
Asheville NC 28806  
Donna@CornerstoneREC.com



Donna Logan  
Cell (828) 284-2859

## Cross Property Agent Full

**203 6th Avenue #1A, Hendersonville, NC 28792-2401**

CMLS#: **3807438** Category: **Condo/Townhouse** Parcel ID: **9568-78-4900** List Price: **\$549,900**  
 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: **City View, Corner Lot, Long Range View, Mountain View** Block/Section:  
 Lot Desc: **City View, Corner Lot, Long Range View, Mountain View** Elevation:



### General Information

Type: **Other**  
 Style:  
 Construction Type: **Site Built**

HLA		Non-HLA Sqft	
Main:	<b>1,408</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>0</b>

Above Grade: **1,408**  
 Total Primary HLA: **1,408** Total: **0**  
 Total Property HLA:

### Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller does not yet own**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

### School Information

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

### Bldg Information

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

Occupant Type: **Vacant**

Recent: **01/11/2022 : DECR : \$575,000->\$549,900**

### Room Information

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

### Features

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:  
 Laundry: **Main** Fixtures Exceptions: **No**  
 Foundation: **Basement, Crawl Space**  
 Fireplaces: **Yes, Living Room**  
 Floors: **Wood**  
 Equip: **Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Downdraft Cooktop, Electric Dryer Hookup, Gas Oven, Gas Range, Oven, Refrigerator**  
 Comm Features: **Elevator, Rooftop Terrace**  
 Interior Feat: **Elevator, Storage Unit**  
 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, Heat Pump - AC, Heat Pump - Heat**  
 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: **1**  
 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, 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 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. EMD to closing atty. 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.**

Instructions: **Call Listing Agent, Call Listing Office**  
 Directions: **126 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. 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: <b>45</b>	CDOM: <b>45</b>	TOM Dt:	Expiry Dt: <b>03/11/22</b>
Mkt Dt: <b>11/27/21</b>	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: <b>No</b>		List Type: <b>Exclusive Right</b>	
For Appointment Call: <b>828-284-2859</b>		Agent Phone: <b>828-779-2222</b>	
Listing Agent: <b>Donna Logan (dolo54852)</b>		Office Phone: <b>828-779-2222</b>	
Listing Office: <b>Cornerstone Real Estate Cons. (NCM15960)</b>		Transaction Broker:	Bonus:
Buyer Agency: <b>3%</b>	Sub Agency: <b>0%</b>	Seller Name: <b>ENDEVI</b>	
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Full Service: <b>Yes</b>	
Web Url:			

Prepared By: Donna Logan