



## *+/- 26.61 Acres Residential*

99999 Parker Cove Road  
Weaverville, NC 28787

Presented By



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- 2..... Deeds & Plats
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### The Offering

Asset Marketing Brokers, Inc. is pleased to announce for sale a +/- 26.61-acre site, located at 99999 Parker Cove Road, Weaverville, NC 28787. The property is for sale for \$550,000.

The property consists of two adjoining parcels located in the Reems Creek community, ten minutes outside of downtown Weaverville.

- +/- 04.52 acres, PIN # 975261084600000
- +/- 22.09 acres, PIN # 975261957500000

### Ownership

The parcels are currently owned by Darrell Parker.

### Legal Description

The current deeds are recorded in the Buncombe County Register of Deeds office and copies are included later in this presentation:

- DB:3204, Page 0105 (+/- 04.52 acres)
- DB: 1549, Page 0413 (+/- 22.09 acres)

### Site Description

This property has been in the family since the early 1800's. Build your private mountain retreat or dream home, family compound or vacation rentals on this beautiful, forested +/- 26.61 acres off Reems Creek in Parker Cove complete with stream.

The property offers several possibilities for multiple home sites and the old logging roads are perfect for hiking trails, horseback riding and four wheeling.

Only 6 minutes to Reems Creek Golf Club, 10 minutes to downtown Weaverville, 22 minutes to downtown Asheville. 23 minutes to Mars Hill and 15 minutes from the Blue Ridge Parkway! Enjoy the tranquility while only minutes away from the wonderful art scene, farmers markets, dining and shopping available in Weaverville, Asheville and Mars Hill and from a variety of outdoor adventures in the beautiful Western North Carolina mountains.

Listing Agent is related to Seller.

### Access

Access to the two parcels is via Parker Cove Road (public, paved) to Old Stuart Road (private, paved) to Pathwood Lane (private, paved) and a 30' ROW Easement recorded in the Buncombe County Register of Deeds and shown on Plat Book 236 / Page 54 included later in this presentation.

## Zoning

Both parcels are zoned Buncombe County R-LD (Residential Low Density). Per buncombe County Zoning: The R-LD Low-Density Residential District is primarily intended to provide locations for low-density residential and related-type development. The minimum required lot area is usually one acre unless additional land area is required for adequate sewage disposal.

A copy of the Buncombe County Zoning Ordinance is included later in this presentation and defines the allowed uses and restrictions for this property.

## Utilities

Water: Can be provided by Woodfin Water via existing Easements/ROW. (See Woodfin Water Service approval for 6 sites included at the end of this chapter).

Electric: Can be provided by Duke Energy via existing Easements/ROW.

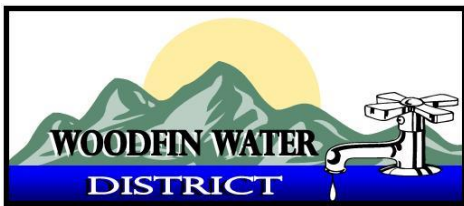
Sewer: Septic will need to be installed.

## Property Summary

### 2 Adjoining Parcels

9999 Parker Cove Rd, Weaverville, NC

<b>List Price</b>	\$550,000
<b>PIN #</b>	975261957500000 & 975261084600000
<b>DeedBook &amp; Page</b>	1549/0413 & 3204/0105
<b>County</b>	Buncombe
<b>Zoning</b>	R-LD (Residential Low Density)
<b>Approx. Acres</b>	26.61 (22.09 Ac + 4.52 Ac)
<b>Lot Description</b>	Hilly, Sloped, Wooded, Streams, Views
<b>Suitable Use</b>	Private Estate, Development, Farm, Residential
<b>Road Surface</b>	Dirt, Gravel, Paved
<b>Road Responsibility</b>	Privately Maintained Road (DB 2011 PG 047)
<b>Frontage Access</b>	ROW Easement (Plat 236 PG 54 & DB 2011 PG 047)
<b>View</b>	Long Range, Mountains
<b>Sewer</b>	Septic Needed
<b>Water</b>	Public: Woodfin Water Service Approval for 6 Sites
<b>Electricity</b>	Duke Energy through existing Easements/ROW
<b>Subject to HOA/CCRs</b>	None
<b>Stream/Creek</b>	2
<b>\$/Acre</b>	20,668.92



## Woodfin Sanitary Water and Sewer District

122 Elkwood Avenue • P.O. Box 8452 • Asheville, NC 28814

Tel: (828) 253-5551 • Fax: (828) 253-5590 • [www.woodfinwater.com](http://www.woodfinwater.com)

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September 21, 2023

Ms. Trudy Parker  
1 N. Pack Square Suite 407  
Asheville, NC 28801

RE: 975261084600000 and 975261957500000

Dear Ms. Parker

On September 20th, 2023, you submitted a "New Construction Pre-Application for Service" regarding the aforementioned parcel. The request is one tap at that location to serve one to six single-family homes.

Your application has been reviewed and the request for service is approved. This approval expires September 22, 2024, and is non-transferable. This connection requires system reduction and tapping fee payment of \$4050.00 and paving fees to be determined per home (if six your cost would be \$24,300) . Charges are subject to change in the future.

The location of the tap(s) will be on Pathwood Lane. Easements required in order to access the tap location, if any, are your cost and responsibility. In addition, while pressure and flow at your location are well beyond our minimum specifications, the District guarantees sufficient pressure and flow *at the meter location only*. You may want to meet with District personnel on-site before paying fees to confirm meter location will meet your needs. You would be responsible to run your service line from the meter to the homes.

Please note that all fees must be paid in full prior to scheduling the installation of taps or the activation of water service. Typical time frame for installing new taps is approximately three to four weeks from date of scheduling. Providing a copy of this letter to our office staff when you pay applicable fees and apply for service will expedite the process.

Good luck on your project! If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Brian Goldstein". The signature is written in a cursive, flowing style.

Brian Goldstein  
Executive Director