

50,54,64,68 Brookside Drive, Hendersonville, North Carolina 28792-9207

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List \$: **\$998,900**

MLS#: **4173892** Category: **Residential Multi Unit** County: **Henderson**
 Status: **ACT** Parcel ID: **701867** Acres: **1.08**
 Legal Desc: **SR1646 ON WYNNBROOK DR** Zoning: **R2**
 City Tax Pd To: **No City Taxes Paid** Tax Val: **\$857,000** Deed Ref: **698-647**
 Lot Dim: **301x150x310x147** Elevation: **2000-2500 ft.**
 Complex Name: OSN: **Canopy MLS**



General Information

Type: **Duplex**
 Style: **Ranch**
 # Units: **4**
 Restrictions:
 Restrict Cmnts:

School Information

Elem: **Clear Creek**
 Middle: **Apple Valley**
 High: **North Henderson**

Bldg Information

Beds: **8** Units Proj:
 Baths: **4/0** Units Comp: **4**
 Yr Built: **1988**
 New Const: **No**
 Const Status: **Completed**
 Pets Allowed: **Conditional**
 Builder:
 Stories: **1**

SqFt Information

Basement: **0**
 Additional:
 NonHLA Bsmt: **0**
 Total HLA: **6,400**
 Garage SF:

Model:

Additional Information

Proposed Fin: **Cash, Conventional, Exchange**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Owner Resp: **Sewer**
 Tenant Resp: **All Utilities**
 Spcl Cond: **None**
 Rd Respos: **Privately Maintained Road**

Units Information

Unit	# Units	HLA	Rent	FB	HB	Beds	Rooms
2 Bedroom	1	1,600	\$1,795	2	0	2	Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Office
Features Kitchen Island, Walk-In Closet(s)							
2 Bedroom	1	1,600	\$1,500	2	0	2	Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Office
Features Kitchen Island, Walk-In Closet(s)							
2 Bedroom	1	1,600	\$1,550	2	0	2	Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Office
Features Kitchen Island, Walk-In Closet(s)							
2 Bedroom	1	1,600	\$1,950	2	0	2	Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Office
Features Kitchen Island, Walk-In Closet(s)							

Property Rooms: **Primary Bdrm, Bedroom(s), Kitchen, Living Room, Dining Area, Laundry, Office**

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **4** Carport: **No** # Carport Spc: **0**
 Covered Sp: Open Prk Sp: **Yes/4** # Assg Sp:
 Driveway: **Asphalt** Prkng Desc:
 Parking Features: **Driveway, Garage Attached, Garage Faces Front**

Features

Lot Description: **Cleared, Level, Rolling Slope**
 View: **Mountain(s)** Doors: **Insulated Door(s)**
 Windows: **Insulated Window(s)** Laundry: **Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup**
 Fixtures Exclsn: **Yes/Tenants own washers, dryers** Basement Dtls: **No**
 Foundation: **Crawl Space** Fireplaces: **No**
 Accessibility: Construct Type: **Site Built**
 Exterior Cover: **Brick Full** Road Frontage:
 Road Surface: **Paved** Patio/Porch: **Front Porch, Patio**
 Roof: **Composition Shingle** Other Structure: **None**
 Security Feat: **Carbon Monoxide Detector(s), Radon Mitigation System, Smoke Detector** Inclusions:
 Utilities: **Electricity Connected, Natural Gas**
 Tenant Pays: **All Utilities**
 Owner Pays: **Sewer**
 Appliances: **Dishwasher, Electric Range, Refrigerator**
 Floors: **Carpet, Tile**

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
 Heat: **Forced Air, Natural Gas** Cool: **Central Air, Heat Pump**

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**

Public Remarks

2 large duplex units convenient to Advent Health Hospital and several schools. These spacious units each have 2 BR's plus an office with a storage closet. Brick exteriors, various updates on various units, 2 have newer HVAC systems and 2 are gas and 2 are Apollo systems. 1 large well feeds both buildings-- well pump replaced approx 5 years ago, 4 septic systems (systems are sized for 2 BR each). Crawl spaces are encapsulated with dehumidifiers. Windows replaced in 3 units. Taxes

currently are \$4680. Lot is 1 acre. Brookside Dr. is private--unable to find a road maintenance agreement. 2 units recently had the cabinets refinished.

Agent Remarks

Owner has never lived in these units and lives out of town. Property currently being managed by Moore Team Rentals, LLC
Showing Instructions, Considerations, and Directions

Advance Notice Required - See Remarks, Call Listing Agent, Do Not Disturb Tenant, Showing Service

25 N, RT on Brookside Camp Rd, go through round-a-bout and continue on Brookside Camp Rd, RT on Brookside Dr
Duplexes are on the corner.

List Agent/Office Information

DOM:	0	CDOM:	0	Expire Dt:	01/31/2025
Mkt Dt:	08/22/2024	DDP-End Dt:			
Agent/Own:	No	List Agreement:	Exclusive Right To Sell		
For Appt Call:	800-746-9464	Agent Phone:	828-606-0162		
List Agent:	Janis Moore (kelrjmo)	Office Phone:	828-290-1000		
List Team:	Janis Moore Team (561000041)	Full Service:	Full Service		
List Office:	Keller Williams Mtn Partners, LLC (NCM17720)				
Seller Name:	Will Brothers LLC				
Web URL:					

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Price: \$998,900



2 Duplex buildings



Aerial view



Unit 68



Unit 68 Front



Front entry and Living room



Living room



Side view of living room



Other side of living room



Kitchen/Dining area tile floor



Sliding door to back patio



Kitchen with island





Utility room



Garage



Laundry room has outside door



Water heater



Hallway to bedrooms



Bedroom



Walk in closet



Full bath



2nd full bath



