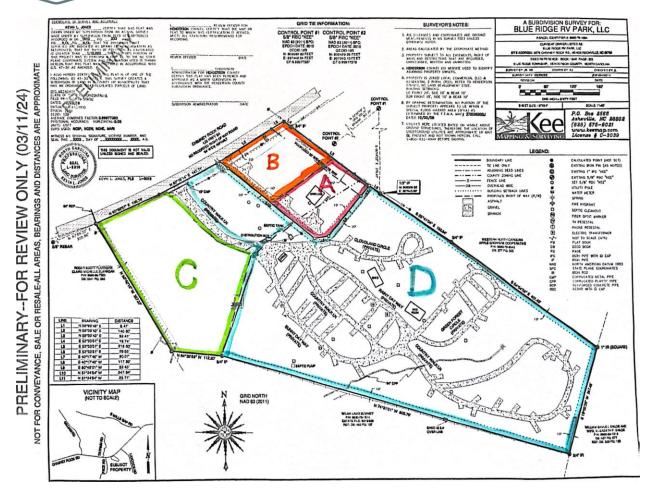


INDEX

- 1. PROPERTY SURVEY WITH LOT DIVISIONS
 - a. Quick Facts on Parcel A
 - b. Quick Facts on Parcel B









PARCEL A

- +/- 0.5 acre
- City water, septic tank new in 2022
- 1922 sq. ft. house
 - 2 bed + office w/closet/2.5 bath
 - Recently remodeled interior including:
 - Gas fireplace downstairs
 - Owner's Suite with vaulted ceilings, electric fireplace, walk-in closet, dual-showerheads
 - Chef's Kitchen
 - Gas range. Pot filler
 - Electric double oven
 - Stainless Steel Farmhouse Sink
 - Under counter microwave
 - Massive Quartzite kitchen island
 - Walk-In Pantry
 - Length-of-house back patio and second level covered deck
 - Partially fenced yard
- Zoned LC which allows residential and commercial uses. <u>https://www.hendersoncountync.gov/code-document/42-33-local-commercial-district-lc</u>

Parcel A List Price: \$399,900



PARCEL B

- +/- 0.5 acre
- Zoned Local-Commercial <u>https://www.hendersoncountync.gov/code-document/42-33-local-commercial-district-lc</u>
- Frontage on Chimney Rock Road
- Level

Parcel B List Price: \$524,000 including parcel A