

## ***Riverfront Paradise! 4.2 Acres with Frontage on the French Broad River***



- 4.2 acres with long frontage on the French Broad River and a Bold, State Stocked Trout Stream
- Adjoining National Forest and just a few minutes outside of the mountain-river town of Hot Springs
- Sweeping spectacular mountains and river views! ! Very gentle, usable land.
- Screened pavilion with a deck beside the river with boat launch site and beach
- Two PlainsCraft covered wagon vacation rentals by the river
- Power, phone and fiber internet installed
- Create your riverfront dream retreat here!

Offered for \$498,000  
MLS#4126470



**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)

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# 150 Easy Street, Hot Springs, North Carolina 28743

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List Price: **\$498,000**

MLS#: **4126470** Category: **Lots/Acres/Farms** County: **Madison**  
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$170,522**  
Subdivision: **none** Zoning: **R-A** Complex:  
Zoning Spec: **R-A** Deed Ref: **716-619**  
Parcel ID: **portion of 8851-31-8457**  
Legal Desc: **Tract 2 PB 10 PG 205**  
Apx Acres: **4.20** Apx Lot Dim:  
Lot Desc: **Adjoins Nat/State Forest, Cleared, Level, Riverfront, Views**  
Elevation: **1000-1500 ft.**



### General Information

Type: **Acreage**  
Can Divide?:  
\$/Acres: **\$118,571.43**  
Levels:

### School Information

Elem: **Hot Springs**  
Middle: **Madison**  
High: **Madison**

### Land Information

Apx Acres: **4.20**  
Acres Cleared:  
Acres Wood:  
Min SF to Bld: **0**  
Prop Found:  
Rd Frontage: **Private Road**  
Lot Desc: **Adjoins Nat/State Forest, Cleared, Level, Riverfront, Views**  
Restrictions: **No Restrictions**

### Utility/Plan Information

Sewer: **Septic Installed**  
Water: **Well Installed**  
Dwellings: **Yes**  
Beds Septic: **2**

### Additional Information

Prop Finance: **Cash, Conventional** Lease Considered: **No**  
Ownership: **Seller owned for at least one year**  
Spcl Cond: **None**  
Rd Respons: **Privately Maintained Road**

### Features

Lot Description: **Adjoins Nat/State Forest, Cleared, Level, Riverfront, Views**  
Waterbody Nm: **French Broad River** Lake/Wtr Amen: **Paddlesport Launch Site**  
View: **Long Range, Mountain(s), Water, Year Round** Doors:  
Fixtures Exclsn: **No** Basement Dtls:  
Exterior Cover: Road Frontage: **Private Road**  
Road Surface: **Gravel** Patio/Porch:  
Suitable Use: **Private Estate, Recreational/2nd House, Residential** Fire Sprinkler:

### Association Information

Subject to HOA: **Required** Subj to CCRs: **Undiscovered** HOA Subj Dues:  
HOA Mangemnt: HOA Phone: Assoc Fee: **\$1500/Annually**

### Remarks Information

Public Rmrks: **Riverfront paradise! 4.2 acres with long frontage on the French Broad River and also a Bold, State Stocked Trout Stream. Adjoining National Forest and just a few minutes outside of the mountain-river town of Hot Springs. Sweeping spectacular mountains and river views! Very gentle, usable land! Pavilion beside the river with Boat launch site and beach! (2) PlainsCraft covered wagon vacation rentals by the river and a screened pavillion with deck. Power, phone and fiber internet installed. Road Maintenance Agreement to be determined before Closing. Create your riverfront dream retreat here!**  
Directions: **Call Listing Agent, Showing Service, Sign By appointment only. Contact listing agent for directions. No Drive Bys**

### Listing Information

DOM: **72** CDOM: **72** Slr Contr:  
UC Dt: DDP-End Dt: LTC:



MLS#: 4126470  
150 Easy Street, Hot Springs, NC 28743  
Price: \$498,000





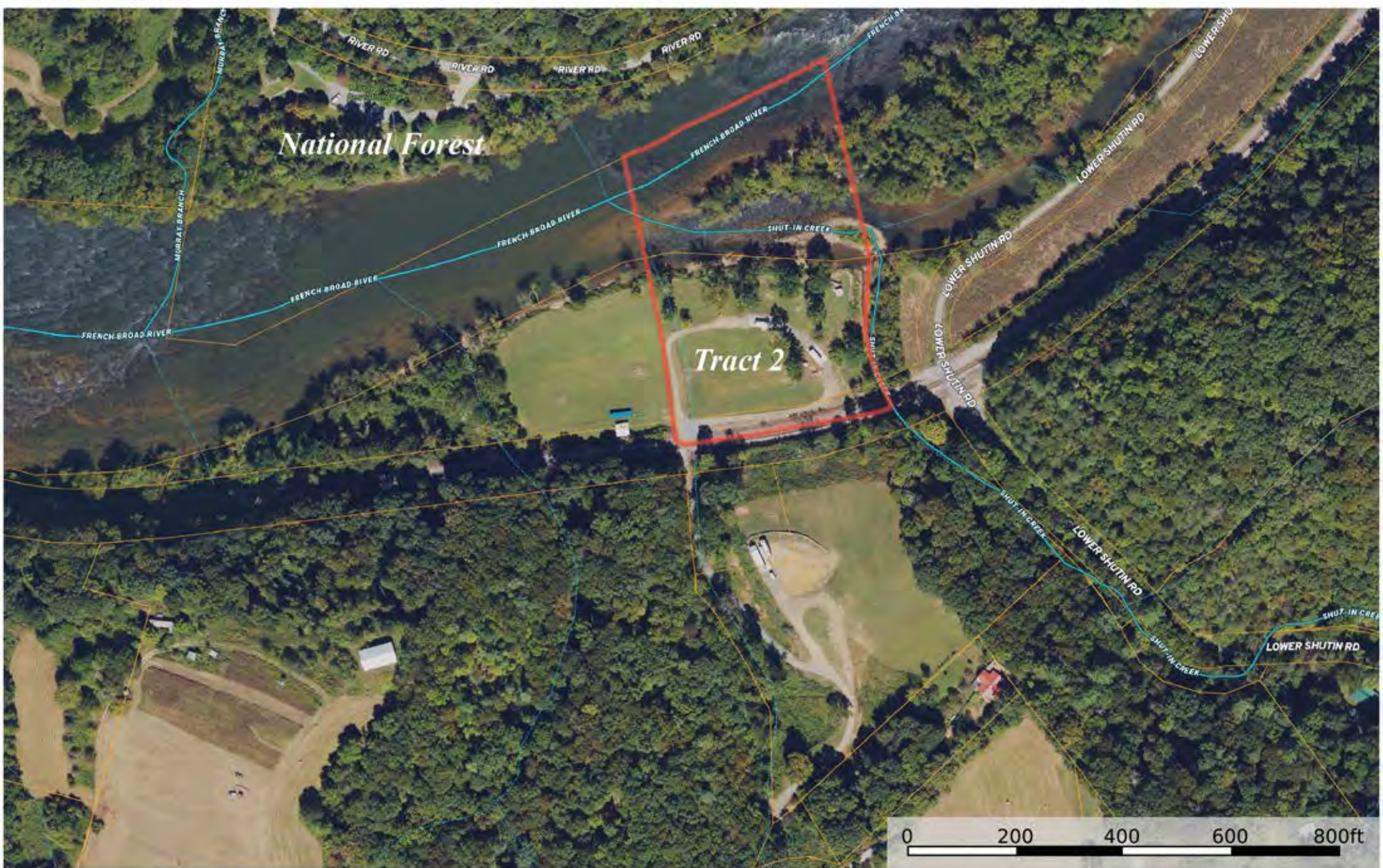






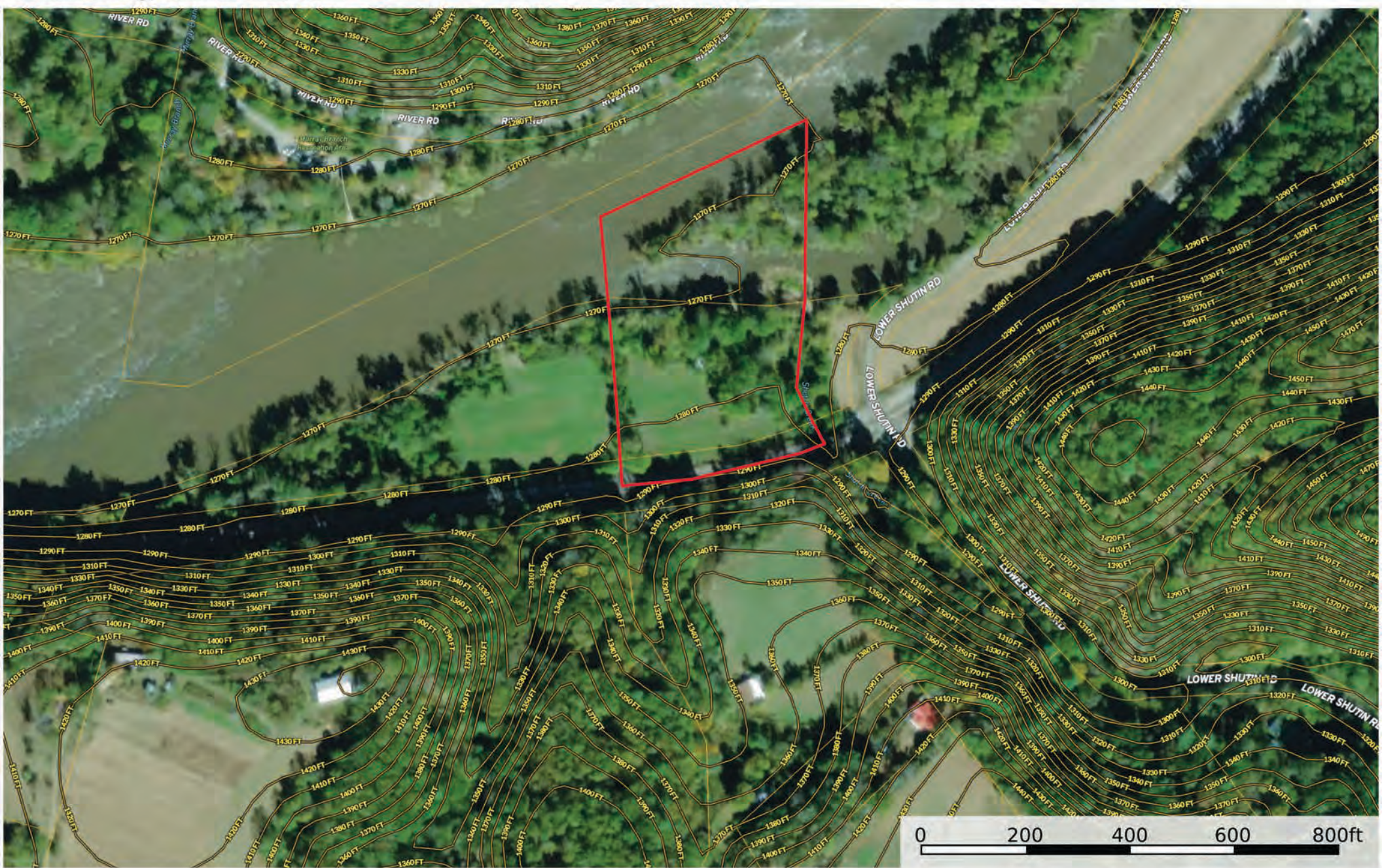


120, 150, 151 Easy St  
North Carolina, 18.68 AC +/-





Easy St. Hot Springs  
Madison County, North Carolina, AC +/-



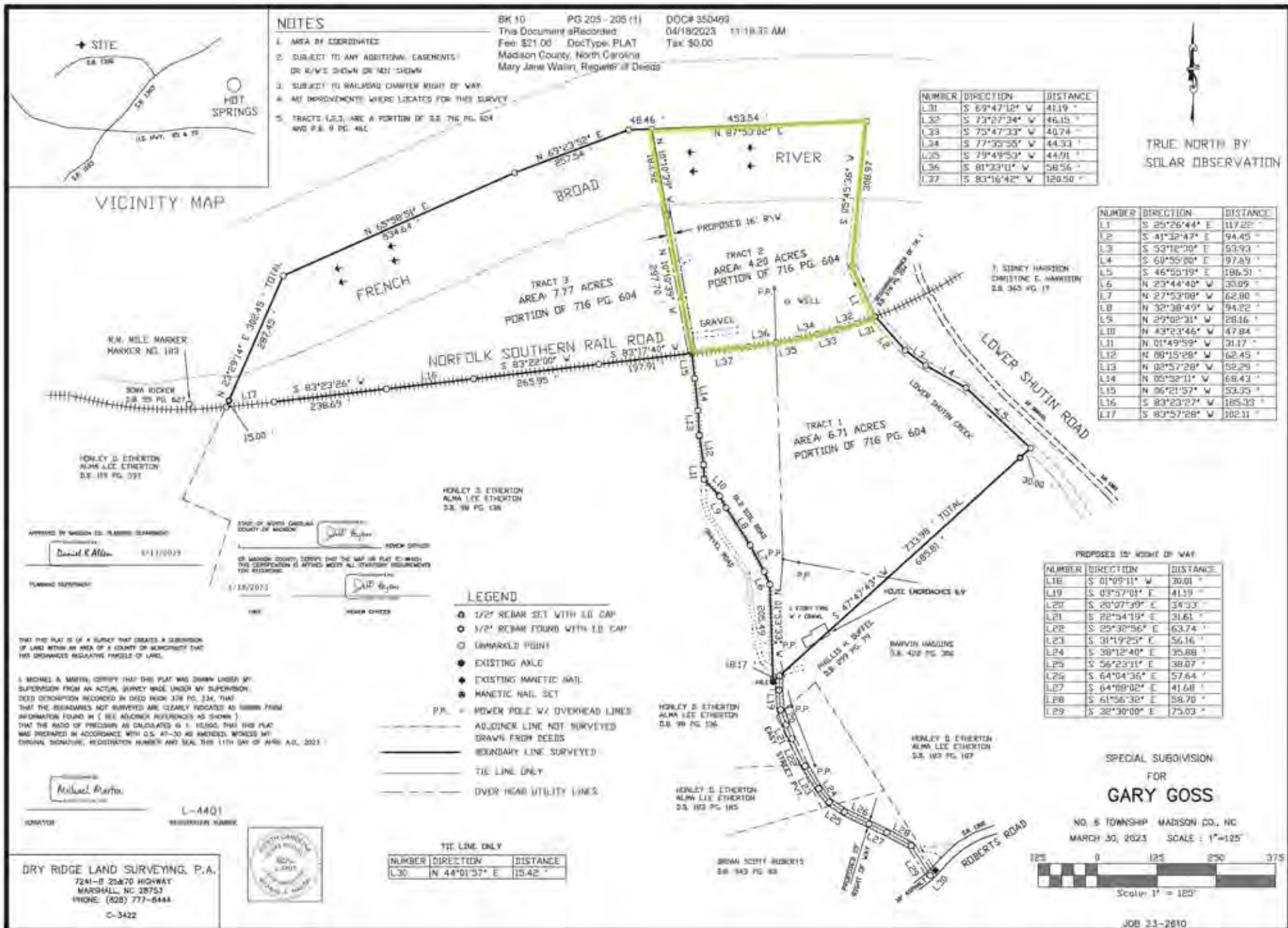


Easy St. Hot Springs  
Madison County, North Carolina, AC +/-



Stream, Intermittent   River/Creek   Water Body







File 10762

## CERTIFICATE OF COMPLETION

MADISON COUNTY HEALTH DEPARTMENT

140 Health Care Lane  
Marshall, NC 28753  
704-649-3531Property Owner: Andy HigginsPhone: 602-7128

Property Address:

Date: 8/13/98Location: 2570 to Lavee Shut-In turn left after 1 mile on Probert Hill Rd - 1/2 mileSubdivision: On Right #302

Section:

Lot Number:

Water Supply:

New Septic Tank System ☒

Tank Material:

Concrete ☒Other ☐

Manufacturer:

Arma

Liquid Capacity:

600

Built In Place Tank: Material

Inside Dimensions: Length

Width

Liquid Depth

Liquid Capacity

Nitrification Field: Square Footage

480

Lines

2

Length

80

Width

3

Depth of Gravel

2 ft (1/2 in)

Other Type Disposal:

Repair To Existing System ☐Existing Tank: Yes ☐No ☐

Material:

Concrete ☐Block ☐Other ☐New Tank ☐

Gal. Liquid Capacity

Nit. Field: Existing Square Footage

Square Footage Added

Total Sq. Footage

No. Lines

Length

Width

## SYSTEM DESIGNED FOR:

Residence ☐

Bedrooms

Mobile Home ☒(2) Covered Wagons

Bedrooms

Other Establishment ☐

Type

Basement: Yes ☐No ☐

Nearest Distance To Water Supply

Stream

38 ft

Foundation

8 in

Property Line

Installed By:

[Signature]

Remarks:

Approved: Yes ☒ No ☐ Sanitarian

Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.

(2) Covered Wagons

