

Enjoy the Beautiful Mountain Views at this 3+ acres in Firefly Mountain!



Offered for \$35,000
MLS# 4113756



- Pristine privacy and natural beauty with community hiking trails passing through meadows, woods, creeks, and waterfalls and directly onto the trails of National Forest and to the Appalachian Trail.
- Gentle home site with sweeping mountain views when cleared for your mountain home!
- Private gated entrance, paved access, and underground utilities in place.
- Beautiful clubhouse for resident use.
- 10 minutes to the mountain river town of Hot Springs and 15 minutes to Marshall with restaurants, shops, galleries, breweries and more.
- Whitewater sports, trout fishing, mountain biking, hiking are all very close by or you can just relax and soak in the hot springs' natural mineral baths!
- Come, enjoy the peace and beauty of mountain living!

Common Areas



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



400 Pine Cone Trail Unit #20, Marshall, North Carolina 28753

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List Price: **\$35,000**

MLS#: **4113756** Category: **Lots/Acres/Farms** County: **Madison**
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$18,200**
 Subdivision: **Firefly Mountain** Zoning: **RES** Complex:
 Zoning Spec: **RES** Deed Ref: **413/375**
 Parcel ID: **8881-23-9298** Legal Desc: **See Deed Bk413/375 & Survey PB5 PG926**
 Apprx Acres: **3.20** Apx Lot Dim:
 Lot Desc: **Corner Lot, Paved, Private, Views**
 Elevation: **2000-2500 ft.**



General Information

Type: **Acreage**
 Can Divide?: **No**
 \$/Acres: **\$10,937.50**
 Levels:

School Information

Elem: **Brush Creek**
 Middle: **Madison**
 High: **Madison**

Land Information

Apprx Acres: **3.20**
 Acres Cleard:
 Acres Wood:
 Min SF to Bld: **1,800**
 Prop Found:
 Rd Frontage: **Private Road**
 Lot Desc: **Corner Lot, Paved, Private, Views**
 Restrictions: **Subdivision, Other - See Remarks**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Dwellings: **No**
 Beds Septic:

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: **Corner Lot, Paved, Private, Views**
 Fixtures Exclsn: **No** Basement Dtls:
 Exterior Cover: Road Frontage: **Private Road**
 Road Surface: **Paved** Patio/Porch:
 Suitable Use: **Private Estate, Recreational/2nd House, Residential** Fire Sprinkler:
 Utilities: **Electricity Connected, Propane, Underground Power Lines**
 Comm Feat: **Club House, Gated Community, Pond, Walking Trails**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mangement: HOA Phone: Assoc Fee: **\$725/Annually**
 Prop Spc Assess: **No/None**
 Spc Assess Cnfrm: **No/None**

Remarks Information

Public Rmrks: **Enjoy the beautiful mountain views on this 3+ acres in Firefly Mountain! Pristine privacy and natural beauty with community hiking trails passing thru meadows, woods, creeks and waterfalls and directly onto the trail of National Forest and to the Appalachian Trail. Gentle home site with sweeping mountain views when cleared for your mountain home! Private gated entrance, paved access and underground utilities in place. Beautiful clubhouse. 10 minutes to the mountain river town of Hot Springs and 15 minutes to Marshall with restaurants, shops, galleries, breweries and more. Whitewater sports, trout fishing, mountain biking, hiking are all very close by or you can just relax and soak in the hot springs natural mineral baths! Come, enjoy the peace and beauty of mountain living!**
 Directions: **From Weaverville take Hwy. 25-70 past Marshall until you make a left turn over the Laurel River at the Intersection of Hwy 208. Continue on Hwy 25/70 towards Hot Springs another .8 miles to right into the Firefly Mountain gated entrance. Continue up Firefly Trail, bear left on Pinecone Trail at the pond. You will then pass by the clubhouse on the left. Take the next right continuing on Pine Cone Trail. Property will be immediately on the right.**

Listing Information

DOM: **126** CDOM: **126** Slr Contr:
 UC Dt: DDP-End Dt: LTC:

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MLS#: **4113756**
400 Pine Cone Trail #20, Marshall, NC 28753
Price: **\$35,000**





Clubhouse



Clubhouse



Hiking Trail to waterfall



Waterfall



Hiking Trails




Hiking trails



Private gated entrance

400 Pine Cone Trail
North Carolina, 3.2 AC +/-



 Boundary

400 Pine Cone Trail
North Carolina, 3.2 AC +/-



 Boundary

400 Pine Cone Trail
North Carolina, 3.2 AC +/-



 Boundary

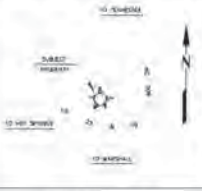
400 Pine Cone Trail

North Carolina, 3.2 AC +/-



REGISTER THIS THE 22 DAY OF SEPTEMBER, 2006
#1906 N.A. RECORDED IN BOOK 5 - PAGE 926
Susan Rector REGISTER OF DEEDS
DEPUTY ASSISTANT

FILED IN MADISON COUNTY, NC on
Sep 22 2006 at 09:06:09 AM
by Susan Rector
Register of Deeds



LOCATION MAP

Calls With Bobbie Hollow

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey points and bearings for the Bobbie Hollow area.

United States Of America
Tract P-123

Calls With Top of Ridge

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey points and bearings for the Top of Ridge area.

Calls With Rough Branch

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey points and bearings for the Rough Branch area.

LEGEND
RIGHT OF WAY - SHOWN BY DASHED LINE
PROPERTY LINE - SHOWN BY SOLID LINE
... (other symbols and descriptions)

NOTES
1. THIS PROPERTY IS SUBJECT TO THE FULL LEGAL RIGHTS OF ALL
OF RECORD FOR S. INT. 25 & 30.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS,
RIGHTS OF WAY, PREVIOUS CONVEYANCES, OR ANY OTHER
FACTS THAT MAY BE DISCOVERED BY A TITLE EXAMINATION.
3. BEING A PORTION OF THE PROPERTY AS SHOWN ON D.E. # 166
UNLESS STATED OTHERWISE. ONLY COVERAGE OF EASEMENTS, BURIED
UTILITIES, OR PIPELINES OF STRUCTURES THEREIN WHICH ARE NEARLY APPARENT
FROM AN AERIAL OR GROUND VIEW OF THE PREMISES ARE SHOWN.
4. BEARING OF BEARING - NO CURVE HAS BEEN KNOWN OR OBSERVED.
5. BEARING OF ELEVATION - NO CURVE HAS BEEN KNOWN OR OBSERVED.
6. DISTANCES SHOWN ON THIS PLAN ARE IN OBLIQUE DISTANCES TO CORNER TO
GROUND DISTANCES. DIVISION BY THE CORNER FACTOR OF 0.9999933
7. THE RIGHT OF WAY TO NC 20-17 IS DESCRIBED ON PLAT TWO OF FIREFLY MOUNTAIN
RECORDED IN PLAT BOOK 5, PAGE 920.



I, JOHN STOLLER, CERTIFY THAT THIS PLAN WAS
DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER
SUPERVISION (LESS DESCRIPTIONS RECORDED IN A
2006 PAGE ONE & PLAT BOOK 5, PAGE 746, THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED
AS DOTTED LINES SHOW FROM DEED DESCRIPTIONS AS
SHOWN FOR ADJOINERS. THAT THE RATIO OF PRECISION
IS NOT LESS THAN 1:50,000. THAT THIS PLAN WAS PRE-
PARED IN ACCORDANCE WITH G.S. 87-39 AS AMENDED
WITNESS MY ORIGINAL SIGNATURE, LICENSE NO.
AND SEAL, THIS 20th DAY OF SEPTEMBER, 2006.

STATE OF NORTH CAROLINA, MADISON COUNTY
I, JOHN STOLLER, CERTIFY THAT THE NEARLY
CONSTRUCTED ROADS OR HIGHWAYS BOUNDARIES
AND SURVEY WERE CALCULATED BY ME FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION
AND ON MY FIELD BOOK IN PRESENCE OF THE
ORIGINAL SIGNATURE, REGISTRATION NUMBER,
AND SEAL, THIS 20th DAY OF SEPTEMBER, 2006.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE
PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT
I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH
ALL THE CONDITIONS, AND I HEREBY ACCEPT THE
RIGHTS AND OBLIGATIONS AND AGREEMENTS TO PUBLIC
USE AS NOTED IN THE DECLARATION OF PRIVATE
ROADWAYS, WHERE APPLICABLE.
ALL WORDS ARE PRINTED IN ITALICS.

STATE OF NORTH CAROLINA, MADISON COUNTY
I, JOHN STOLLER, CERTIFY THAT THE SURVEY CREATOR'S
DESCRIPTION OF LAND WITHIN THE BOUNDARY OF A COUNTY
MUNICIPALITY THAT THIS IS AN AGREEMENT THAT NEGOTIATES
PARCELS OF LAND.

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2-22-06 DATE
Bobbie Hollow SURVEY CLERK
Susan Rector REGISTER OF DEEDS
9-22-06 DATE
John Stoller SURVEYOR

FIREFLY MOUNTAIN, LLC.
D.B. 392, P. 292
FOR FUTURE DEVELOPMENT

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Bobbie Hollow SURVEY CLERK
Susan Rector REGISTER OF DEEDS
9-22-06 DATE
John Stoller SURVEYOR

Curve Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRG, CHORD. Lists curve data for various sections of the survey.

Curve Table with columns: CURVE, BEARING, DISTANCE, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for various sections of the survey.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey points and bearings for the 'Calls Along 45' Right of Way'.

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TOTAL AREA SUBDIVIDED =
65.786 ACRES

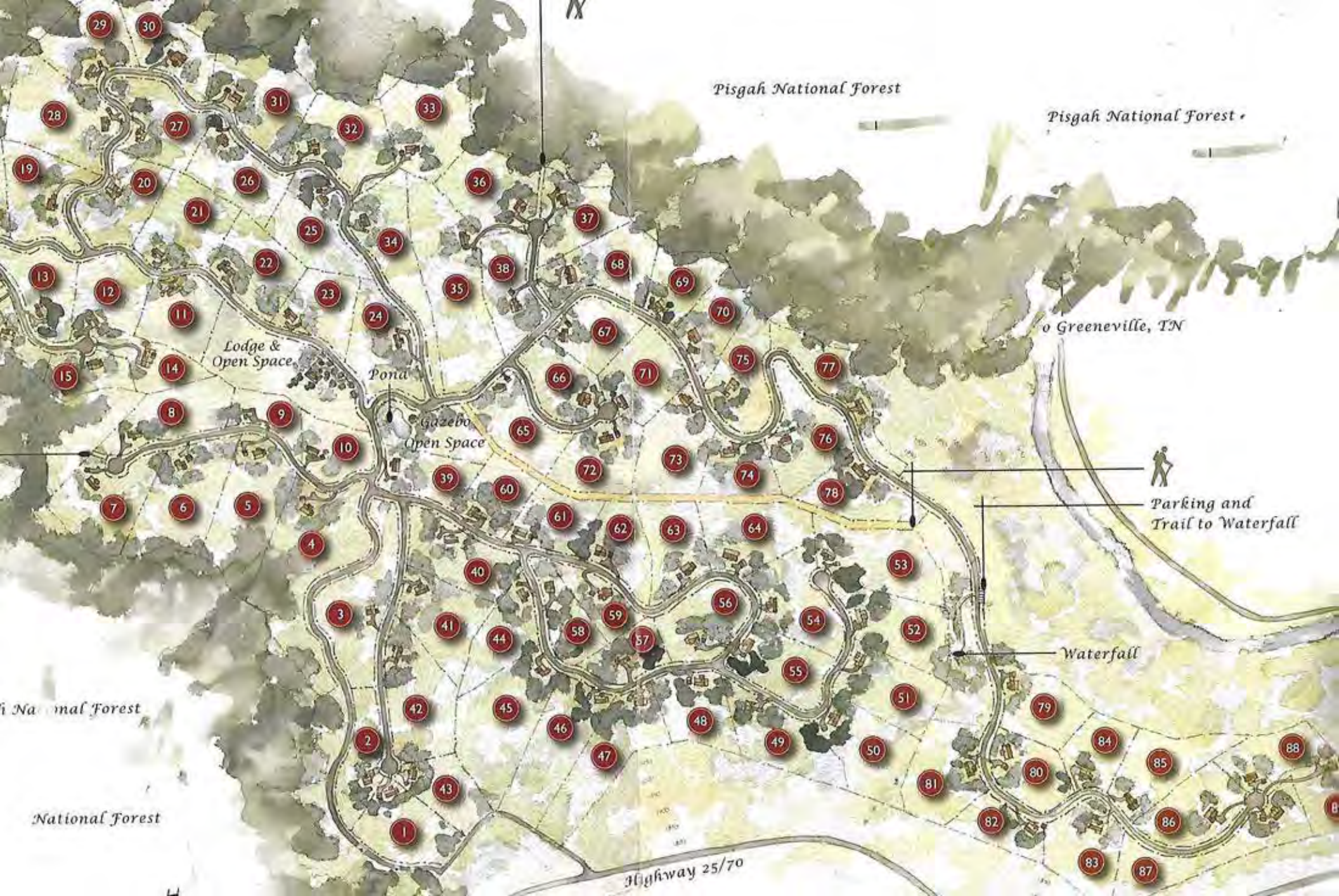
SUBDIVISION OF LOTS PHASE TWO OF:
FIREFLY MOUNTAIN

Firefly Mountain, LLC, Owner
3008 Peachtree Rd Suite 100, Atlanta, GA 30305
NUMBER 2 TOWNSHIP, MADISON COUNTY, NC

1 inch = 195' 0" SEPTEMBER 20, 2006



RECHECKED: DEED BOOK 5, PAGE 920
PLAT BOOK 5, PAGE 920
HIGH COUNTRY SURVEYORS, INC.
1170 CHERRY STREET, BLACK MOUNTAIN, NC 28711 (828) 688-0249



Pisgah National Forest

Pisgah National Forest

to Greenville, TN

Lodge & Open Space

Pond

Gazebo Open Space

Parking and Trail to Waterfall

Waterfall

National Forest

National Forest

Highway 25/70