

2+ Acres in Crabtree

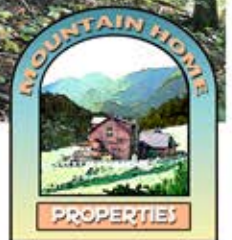
15 minutes to downtown Waynesville



- *2+ acres in Crabtree – 15 minutes to Waynesville*
- *Scenic mountain view with some clearing*
- *Gravel driveway in place*
- *Power & phone on site*
- *Large trees*
- *Desirable location & beautiful place to build a mountain home*



*Offered for \$48,500
MLS#3556812*



Mountain Home Properties www.mountaindream.com

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

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

112 & 113 Grouse Road, Clyde, North Carolina 28721

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List Price: **\$48,500**

MLS#: **3556812** Category: **Lots/Acres/Farms** County: **Haywood**
Status: **ACT** City Tax Pd To: **Clyde** Tax Val: **\$47,300**
Subdivision: **Quail Cove** Zoning: **R-1** Complex:
Zoning Spec: **R-1** Deed Ref: **650-330**
Parcel ID: **8741-75-1596,8741-75-0687** Apx Lot Dim:
Legal Desc: **#112 SECT 6 QUAIL COVE,PIN#8741-75-1596,8741-75-0687**
Apprx Acres: **2.09**
Lot Desc: **Private, Trees, Wooded**
Elevation: **3000-3500 ft.**



General Information

Type: **Lot**
Can Divide?: **No**
\$/Acres: **\$23,205.74**
Levels:

School Information

Elem: **Riverbend**
Middle: **Unspecified**
High: **Tuscola**

Land Information

Apprx Acres: **2.09**
Acres Clear:
Acres Wood:
Min SF to Bld: **1,000**
Prop Found:
Rd Frontage:
Lot Desc: **Private, Trees, Wooded**
Restrictions: **No Representation**

Utility/Plan Information

Sewer: **None**
Water: **None**
Dwellings: **No**
Beds Septic:

Additional Information

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

Features

Lot Description: **Private, Trees, Wooded**
View: **Mountain(s), Winter**
Road Surface: **Gravel**
Roof:
Suitable Use: **Residential**
Utilities: **None**
Doors:
Patio/Porch:
Other Structure: **None**
Fire Sprinkler:

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
HOA Mangemnt: HOA Phone: Assoc Fee: **\$70/Annually**

Remarks Information

Public Rmrks: **Private 2+ acre hideaway parcel in Crabtree 15 minutes from Waynesville. Great location! Scenic mountain view will open up with tree clearing for home site. Gravel drive for access to property and power and phone is on the land. Large trees and beautiful setting!**
Directions: **From Waynesville-follow Hwy 209 N (Crabtree Rd.) to a right on Upper Crabtree Rd. Go approximately 2.5 miles to a left on Bald Creek Rd. Go about 3.8 miles to a right on Grouse Rd. Lots 112 & 113 are on the left. Bring Aerial map for reference.**

Listing Information

DOM: **1,385** CDOM: **1,385** Slr Contr:
UC Dt: DDP-End Dt: LTC:

112 & 113 Grouse Road, Clyde, North Carolina 28721

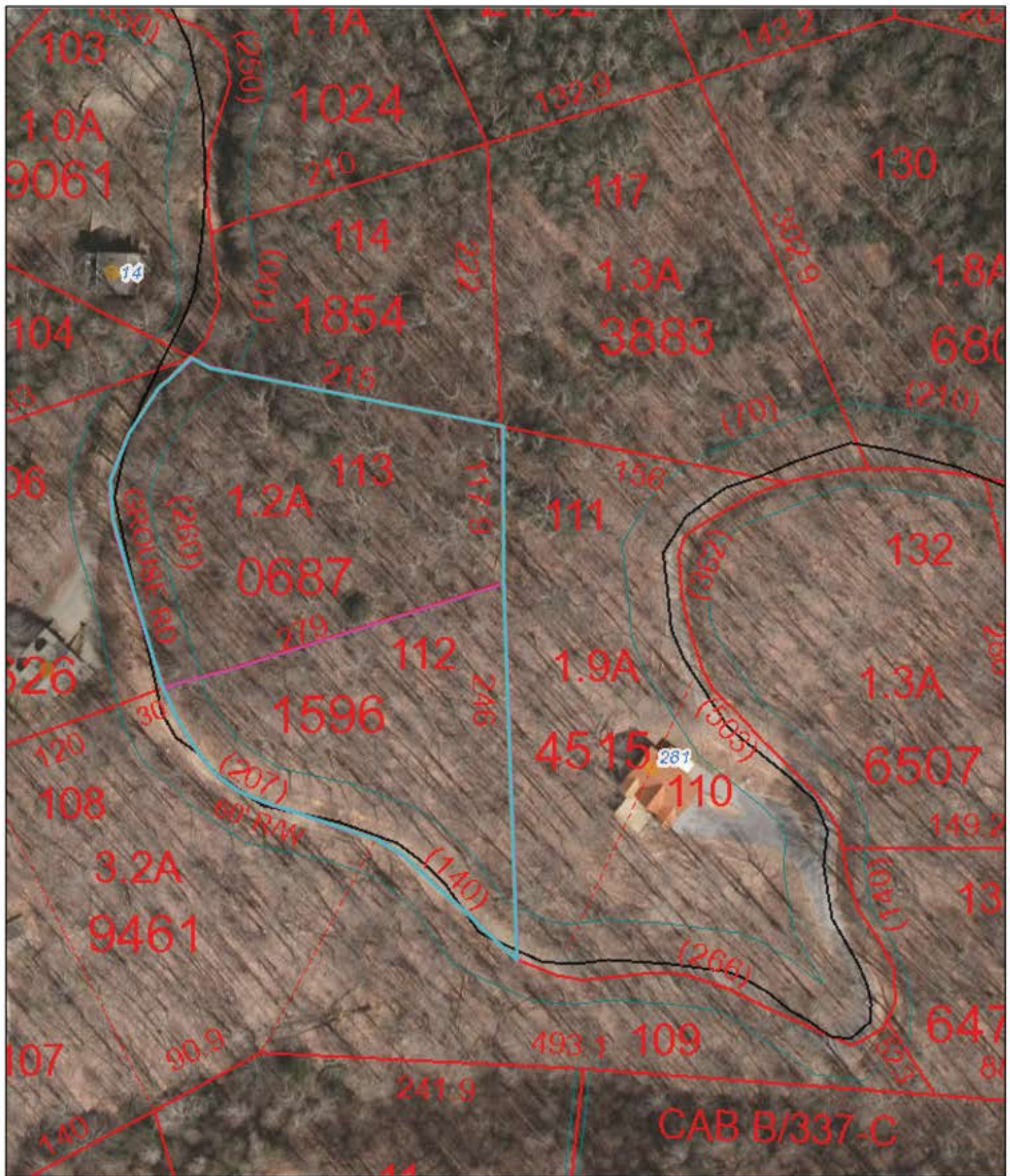
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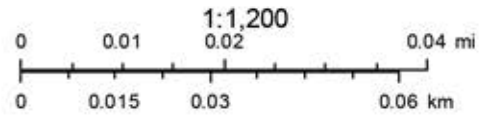
Price: \$48,500



Haywood County



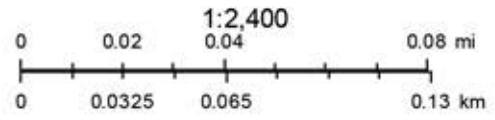
July 26, 2019



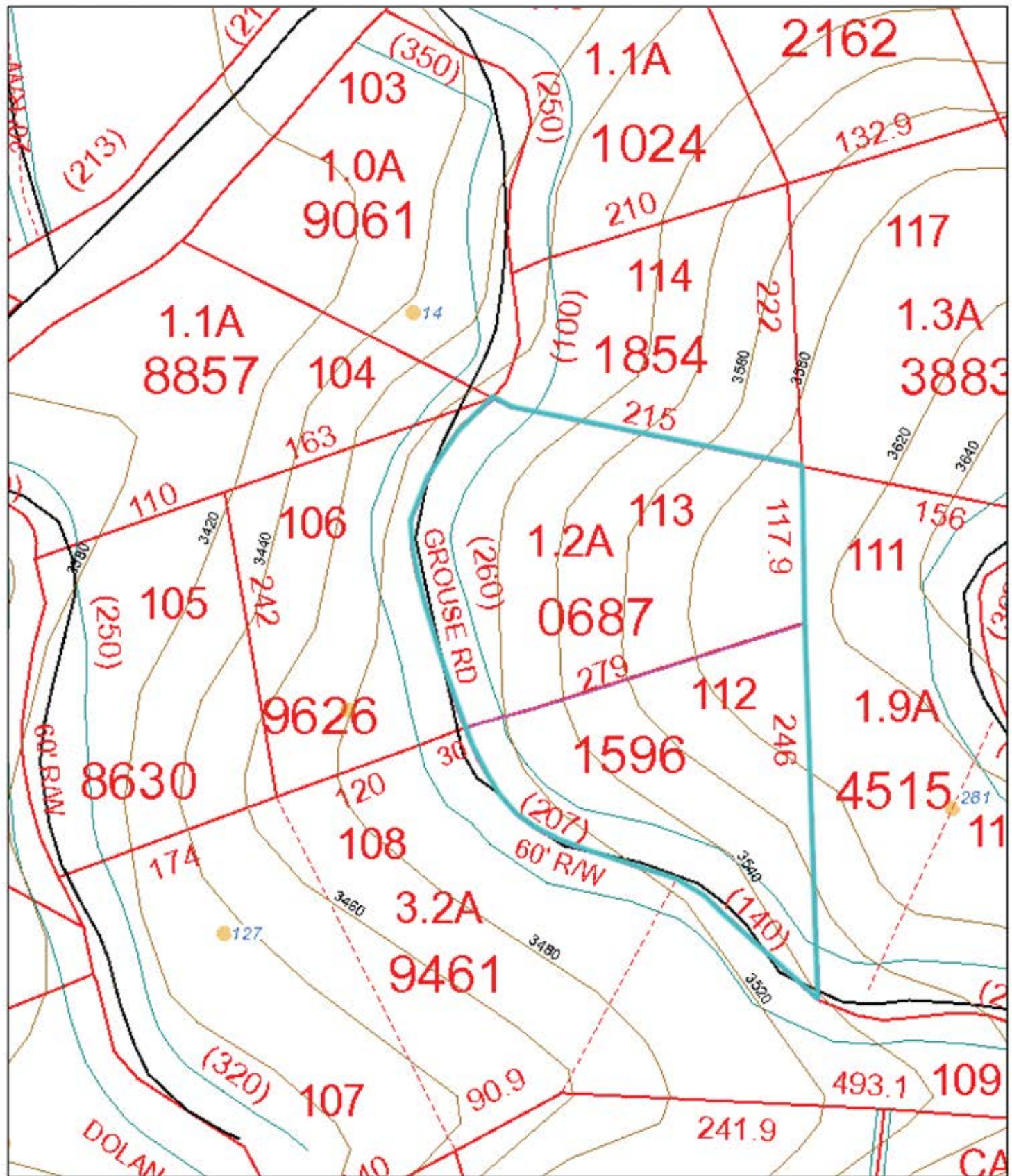
Haywood County



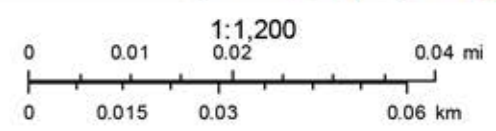
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Haywood County



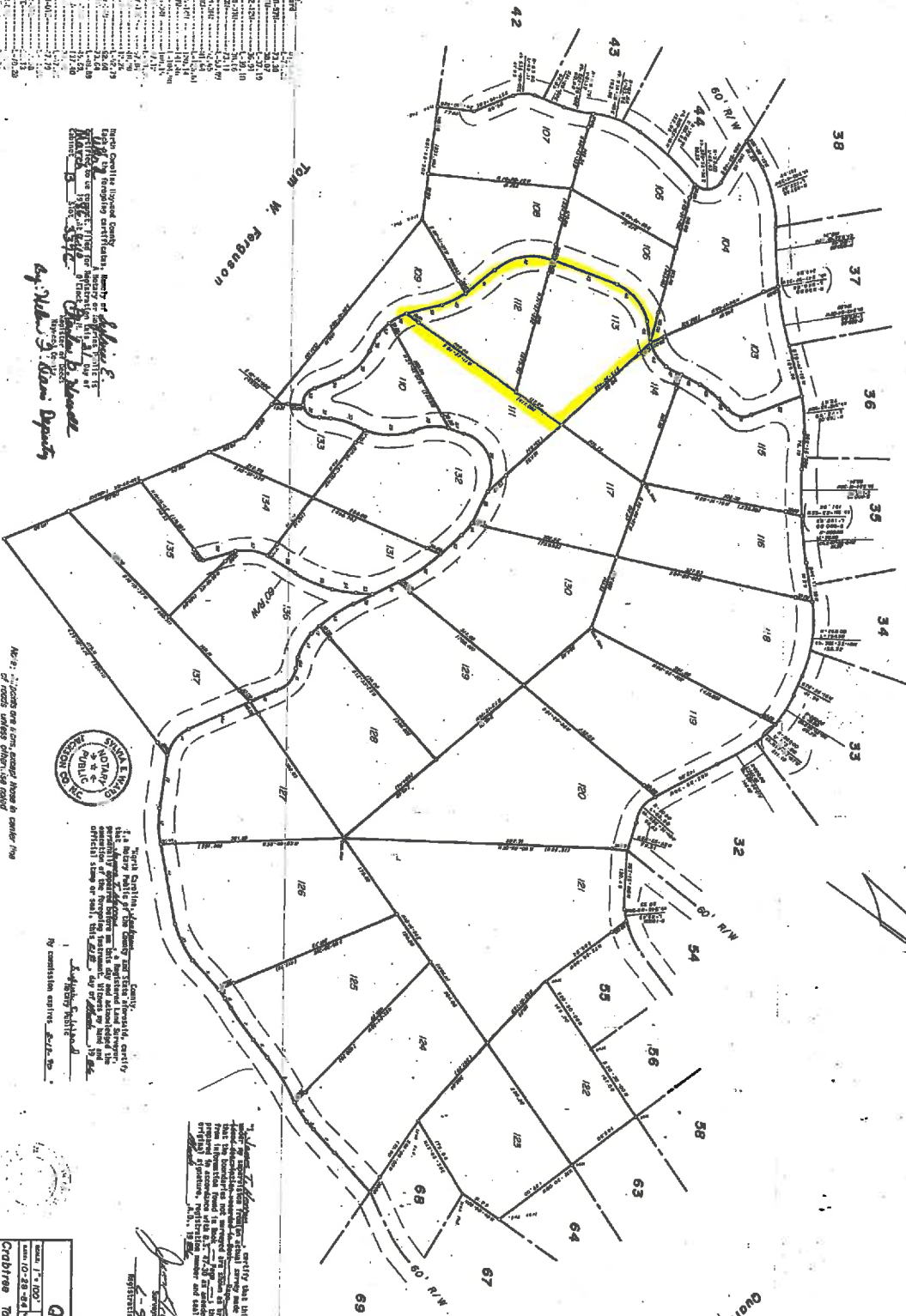
July 26, 2019



Quail Cove — Section 3
Plat No. 1, P.M. S.A.A.L.

Quail Cove — Section 1
Plat No. 1, P.M. S.A.A.L.

Quail Cove — Section 2
Plat No. 1, P.M. S.A.A.L.



Section	Area	Length	Bearing
1	1.11	111.0	N 89° 59' 59" W
2	1.11	111.0	N 89° 59' 59" W
3	1.11	111.0	N 89° 59' 59" W
4	1.11	111.0	N 89° 59' 59" W
5	1.11	111.0	N 89° 59' 59" W
6	1.11	111.0	N 89° 59' 59" W
7	1.11	111.0	N 89° 59' 59" W
8	1.11	111.0	N 89° 59' 59" W
9	1.11	111.0	N 89° 59' 59" W
10	1.11	111.0	N 89° 59' 59" W
11	1.11	111.0	N 89° 59' 59" W
12	1.11	111.0	N 89° 59' 59" W
13	1.11	111.0	N 89° 59' 59" W
14	1.11	111.0	N 89° 59' 59" W
15	1.11	111.0	N 89° 59' 59" W
16	1.11	111.0	N 89° 59' 59" W
17	1.11	111.0	N 89° 59' 59" W
18	1.11	111.0	N 89° 59' 59" W
19	1.11	111.0	N 89° 59' 59" W
20	1.11	111.0	N 89° 59' 59" W
21	1.11	111.0	N 89° 59' 59" W
22	1.11	111.0	N 89° 59' 59" W
23	1.11	111.0	N 89° 59' 59" W
24	1.11	111.0	N 89° 59' 59" W
25	1.11	111.0	N 89° 59' 59" W
26	1.11	111.0	N 89° 59' 59" W
27	1.11	111.0	N 89° 59' 59" W
28	1.11	111.0	N 89° 59' 59" W
29	1.11	111.0	N 89° 59' 59" W
30	1.11	111.0	N 89° 59' 59" W
31	1.11	111.0	N 89° 59' 59" W
32	1.11	111.0	N 89° 59' 59" W
33	1.11	111.0	N 89° 59' 59" W
34	1.11	111.0	N 89° 59' 59" W
35	1.11	111.0	N 89° 59' 59" W
36	1.11	111.0	N 89° 59' 59" W
37	1.11	111.0	N 89° 59' 59" W
38	1.11	111.0	N 89° 59' 59" W
39	1.11	111.0	N 89° 59' 59" W
40	1.11	111.0	N 89° 59' 59" W
41	1.11	111.0	N 89° 59' 59" W
42	1.11	111.0	N 89° 59' 59" W
43	1.11	111.0	N 89° 59' 59" W
44	1.11	111.0	N 89° 59' 59" W
45	1.11	111.0	N 89° 59' 59" W
46	1.11	111.0	N 89° 59' 59" W
47	1.11	111.0	N 89° 59' 59" W
48	1.11	111.0	N 89° 59' 59" W
49	1.11	111.0	N 89° 59' 59" W
50	1.11	111.0	N 89° 59' 59" W
51	1.11	111.0	N 89° 59' 59" W
52	1.11	111.0	N 89° 59' 59" W
53	1.11	111.0	N 89° 59' 59" W
54	1.11	111.0	N 89° 59' 59" W
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57	1.11	111.0	N 89° 59' 59" W
58	1.11	111.0	N 89° 59' 59" W
59	1.11	111.0	N 89° 59' 59" W
60	1.11	111.0	N 89° 59' 59" W
61	1.11	111.0	N 89° 59' 59" W
62	1.11	111.0	N 89° 59' 59" W
63	1.11	111.0	N 89° 59' 59" W
64	1.11	111.0	N 89° 59' 59" W
65	1.11	111.0	N 89° 59' 59" W
66	1.11	111.0	N 89° 59' 59" W
67	1.11	111.0	N 89° 59' 59" W
68	1.11	111.0	N 89° 59' 59" W
69	1.11	111.0	N 89° 59' 59" W

By *William J. Davis* Deputy
William J. Davis
 Surveyor
 State of Maryland



North Carolina, Wake County, certify that this plat was drawn from a survey of the land shown on this plat and that the same is a true and correct copy of the original survey of said land as shown on the official map of said county.

By *William J. Davis* Deputy
 Surveyor
 State of Maryland

Section 6
Quail Cove
 Plats 10-28-37
 James T. Herron, R.L.S.
 Crabtree Township
 Haywood County, N.C.
 Sheet 1 of 2
 922-1074
 08B337-C

1291

STATE OF NORTH CAROLINA)	DECLARATION OF
)	RESTRICTIONS
HAYWOOD COUNTY)	AND RIGHT-OF-WAY

WHEREAS, MORETHA WILSON HINSON and DOLAN RAY HINSON (Husband) are owners of that certain subdivision located in Crabtree Township and known as Quail Cove. Unless specifically stated otherwise, these covenants shall apply equally to Sections 5 and 6 of said subdivision, containing lots 99-A through 137, plats of which are recorded in Cabinets B-337-C and B-337-D of the Haywood County Public Registry.

Now, THEREFORE, it is agreed that the following restrictions and right-of-way be and they are hereby imposed upon the above-described property. These covenants and restrictions are to run with the land and shall be binding on all parties claiming under them.

RESTRICTIONS

1. Use of Property: All lots shall be used for residential purposes only and no structure shall be placed, altered, or permitted to remain on any lot, other than one single-family dwelling and any accessory structures customarily incident to the use of such lots.
2. Combining and Subdivision of Lots: Two or more adjoining lots may be combined to form one tract and, in such case,

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the building line requirements prescribed herein shall apply to such tracts. No re-subdivision of the above lots by sale or otherwise shall be effected which results in any lot having an area of less than 20,000 square feet. Upon combination or subdivision of lots, the easements reserved herein shall be applicable to the rear, side, and front lines of such tract as combined or subdivided.

3. Prohibition Against Noxious Use: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
4. Compliance with Local Codes: All structures, water systems, sanitary facilities, or other improvements on the above lots shall comply fully with all local zoning ordinances, building codes, and health department regulations. All sewerage facilities must be approved by the Haywood County Health Department or other agency of competent jurisdiction.
5. Construction of Driveways: No driveway shall be constructed, altered, or permitted to remain in such a manner that water drains from the driveway into the common roadways shown on the above-referenced maps. Where driveways cross water ditches of the common roadways, culverts of not less than 12 inches in diameter nor less than 20 feet in length must be installed in such a way as to provide unobstructed flow of water runoff.

6. Building Location:
- a) Section 5 (Quail Cove) - No building shall be located on any lot nearer than ten feet from the roadway right-of-way shown on the recorded map nor nearer than 15 feet from any interior line.
 - b) Section 6 (Quail Cove) - No building shall be located on any lot nearer than 20 feet from the roadway right-of-way shown on the recorded map nor nearer than 15 feet from any interior line.
7. No Temporary Residences: No structure of a temporary character such as trailer, tent, shack, or garage shall be used as a residence temporarily or permanently. All structures used as residences must have electric power permanently connected thereto with the electric service in working order. For purposes of this section all structures which are mounted on metal frames (including so-called "double-wides"), or which have a tongue, hitch, or towing device permanently mounted and extending beyond the outer walls of the structure are considered trailers.
8. Time Limit for Completion of Structures: All residential structures must have the exteriors completed within one year of first obtaining a building permit for said structure.
9. Fences and Walls: Boundary fences, walls, and similar structures shall not exceed 60 inches in height and shall not be placed nearer to the road than the roadway right-of-way as shown on the recorded plats.

10. Prohibition Against Animals and Poultry: No animal or poultry of any kind other than animals customarily considered as household pets shall be kept or maintained on any lot.
11. Building Materials: The exterior siding of all structures shall consist of wood, brick, stone and mortar, or other aesthetically-appealing materials. All block foundations and exterior walls more than 24 inches in height above fill shall be stuccoed or covered with the aforementioned materials.
12. Modular Construction: All modular or prefabricated structures shall have at least a twelve inch roof overhang on all sides of the structure and shall have either a deck or covered porch adjacent to the structure which is not less than eight feet in length (measured outward from the outside wall) nor less than 12 feet in width (measured along the outside wall).
13. Minimal Square Footage: The minimum square footage of residential structures shall be one thousand square feet of heated living space under one roof.
14. Utilities Easement: Easements for the installation and maintenance of utilities and drainage facilities are reserved for ten feet from the roadway right-of-way and ten feet from all interior lines.
15. Membership in Property Owners' Association: All lot owners shall maintain continuous and full membership status in the Quail Cove Property Owners' Association, or its successor organization(s), and shall make timely payments of all assessments and dues.

16. Invalidation of a Covenant: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
17. Duration and Renewals of Restrictions and Covenants: The restrictions and covenants provided for herein shall be binding until January 1, 1994 at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless a majority of the lot owners vote to discontinue the restrictions before a ten-year extension begins.
18. Maintenance of Lot: Each owner shall keep his lot in an orderly condition and shall keep the improvements thereon in a suitable state of repair, promptly repairing any damage thereto by fire or other casualty. No lot shall be used in whole or in part for storage of rubbish of any character whatsoever and no trash, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure; provided, however, that the foregoing shall not be construed to prohibit temporary storage of materials during construction, temporary accumulation of rubbish during construction, and temporary deposits of trash and rubbish for collections by governmental or other organized trash removal units.
19. Waivers of Violations of Building Line Restrictions: In the event of the violation of any of the building line restrictions set forth herein, owners (or their heirs or assigns) hereby reserve the right, by written agreement of waiver, to waive

such violation; provided, however, that the right to waive shall apply only to instances in which a building line restriction is violated by ten per cent (10%) or less.

20. Enforcement: Enforcement of these restrictions shall be by proceedings at law or in equity by any property owner or owners within the Quail Cove Subdivision as described in maps recorded in the Haywood County official registry against all persons or entities violating or attempting to violate any covenant and to either: (a) Restrain or repair violation; (b) To recover damages; (c) or both.

RIGHT-OF-WAY

The OWNERS hereby reserve unto themselves, their heirs, successors and assigns and any persons acquiring said property under them a thirty foot right-of-way over the roadway in Section 5 and a sixty foot right-of-way over roadways in Section 6.

The OWNERS hereby reserve the right to dedicate the rights-of-way of said streets and roads to the public or to any qualified entity, public or private.

In witness whereof, the following OWNERS have caused these Restrictions and Rights-of-Way to be executed, this the

2nd day of FEBRUARY, 1987.

Moretha Wilson Hinson (SEAL)
MORETHA WILSON HINSON

Dolan Ray Hinson (SEAL)
DOLAN RAY HINSON

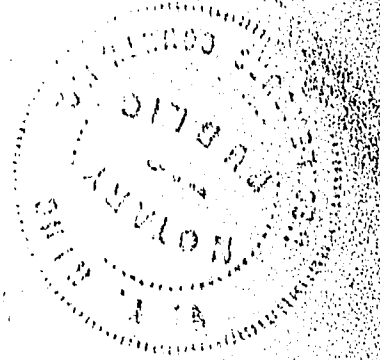
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, V. T. King, a Notary Public
for said County and State certify that MORETHA WILSON HINSON
and husband, DOLAN RAY HINSON, personally appeared before me
this date and, being duly sworn by me, acknowledged the due
execution of the foregoing instrument by each of them for
the purposes therein expressed.

WITNESS my hand and NOTARIAL seal, this the 4th day
of February, 1987.

V. T. King
NOTARY PUBLIC

My commission expires 12/15/87.



NOTARIAL PUBLIC RECORDS OFFICE
COUNTY OF MECKLENBURG, NORTH CAROLINA
I, V. T. King, Notary Public, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in my records.
CERTIFIED TO BE CORRECT. FILED FOR
RECORD AT _____ O'CLOCK _____ P.M. IN
Charlotte
REGISTER OF DEEDS
HAYWOOD COUNTY
BOOK 377 PAGE 533 DATE 9 DAY OF FEB 1987 AMOUNT 2.00