

Retreat to the Mountains at Apple Cabin on the Creek!



Offered for \$650,000
MLS#4159221



Creek runs along front of property



- * The Cabin is perched above the bold Friezeland Creek, offering beautiful year round views.*
- * Easy access to National Forest including Max Patch.*
- * Conveniently located just 30-35 minutes from Asheville, Waynesville and Hot Springs.*



Mountain Home Properties www.mountaindream.com

Contact: Stacy Wienke - brokerstacywienke@gmail.com

Cell: 828- 772-9855 Office: 828-622-3222



2316 NC 63 Highway, Hot Springs, North Carolina 28743-7200

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List Price: **\$650,000**

MLS#: **4159221** Category: **Residential** County: **Madison**
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$1,000,722**
 Subdivision: **none** Zoning: Complex:
 Zoning Spec: **R-A** Deed Ref: **258-286**
 Parcel ID: **portion of 8754-96-4639**
 Legal Desc: **portion of 8754-96-4639** Apx Lot Dim:
 Apprx Acres: **11.00**
 Lot Desc: **Cleared, Creekfront, Fruit Trees, Private, Rolling Slope, Sloped, Stream/Creek, Trees, Views, Waterfront**
 Elevation: **2500-3000 ft., 3000-3500 ft.**



General Information

Type: **Single Family**
 Style: **Cabin, Cottage**
 Levels Abv Grd: **2 Story w/Bsmt**
 Const Type: **Site Built**
 SubType:

School Information

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

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	2	2/0	1,625	
Upper:			0	
Third:			0	
Lower:		1/	872	
Bsmt:			0	
2LQt:				

Building Information

Beds: **2**
 Baths: **3/0**
 Yr Built: **2002**
 New Const: **No**
 Prop Compl:
 Cons Status:
 Builder:
 Model:

Above Grade HLA: **2,497**
 Tot Primary HLA: **2,497**

Additional SqFt:
 Garage SF:

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Room Information

Main **Prim BR** **Bath Full**
 Lower **Laundry**

Parking Information

Main Lvl Garage: **No** Garage: **No** # Gar Sp: Carport: **No** # Carport Spc:
 Covered Sp: Open Prk Sp: **No** # Assg Sp:
 Driveway: **Earth, Gravel** Prkng Desc:
 Parking Features: **Circular Driveway, Driveway**

Features

Lot Description: **Cleared, Creekfront, Fruit Trees, Private, Rolling Slope, Sloped, Stream/Creek, Trees, Views, Waterfront**
 Waterbody Nm: **creek** Lake/Wtr Amen: **None**
 View: **Mountain(s), Water, Year Round** Doors: **French Doors, Insulated Door(s)**
 Windows: **Insulated Window(s)** Laundry: **In Basement, Laundry Room**
 Fixtures Exclsn: **No** Basement Dtls: **Yes/Daylight, Exterior Entry, Interior Entry, Walk-Out Access, Walk-Up Access**
 Foundation: **Basement** Fireplaces: **Yes/Recreation Room, Wood Burning Stove**
 Accessibility: Construct Type: **Site Built**
 Exterior Cover: **Hardboard Siding** Road Frontage:
 Road Surface: **Paved** Patio/Porch: **Covered, Deck, Front Porch, Patio, Rear Porch**
 Roof: **Metal** Other Structure:
 Utilities: **Cable Connected, Electricity Connected, Fiber Optics**
 Appliances: **Dishwasher, Refrigerator**
 Interior Feat: **Walk-In Closet(s)**
 Floors: **Wood**

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
 Heat: **Heat Pump, Radiant Floor** Cool: **Central Air**
 Restrictions: **No Restrictions**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Remarks Information

Public Rmrks: **Retreat to the mountains! "Apple Cabin" sits perched above the bold Friezeland creek for an incredible year-round view. 2 bedrooms, and 3 bathrooms with Master on the main floor. A sunroom was added in 2020 with radiant floor heat and a woodstove. Has served as a successful vacation rental- "Apple Cabin on the Creek". Deck and covered porches. Finished basement with bonus room, bathroom, and access to covered patio. Includes large field at the driveway entrance. Artesian Well. Established and mature landscaping throughout. Easy access to National Forest, Max Patch, downtown Hot Springs, Asheville, and Waynesville. 40 minutes to Asheville!**
 Directions: **From Asheville, follow Leicester Hwy (Hwy 63) over Doggett Mountain and into Hot Springs. 2316 will be on the left, look for the sign and the apple on the mailbox. Shown by appointment only.**

2316 NC 63 Highway, Hot Springs, North Carolina 28743-7200

MLS#: 4159221

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Price: \$650,000

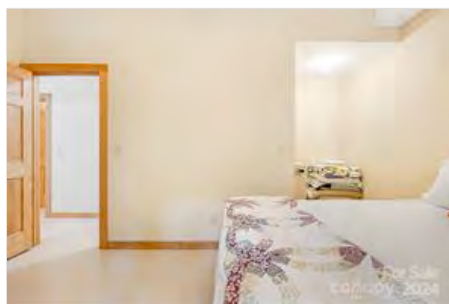
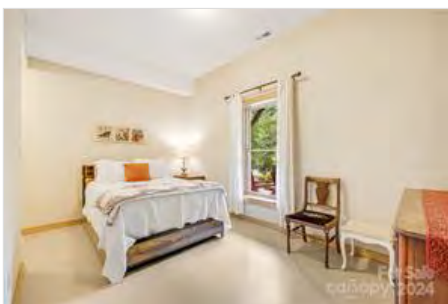
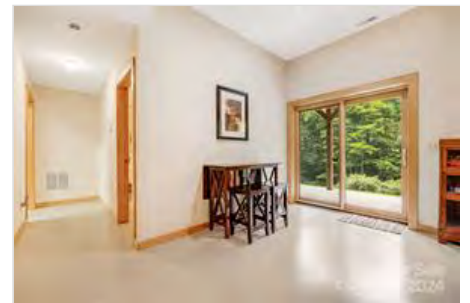
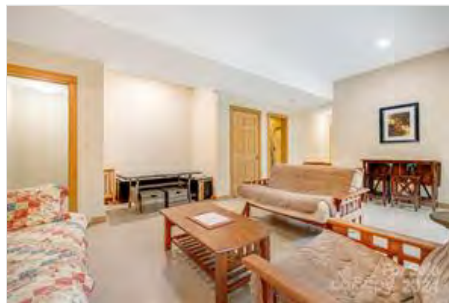


Incredible creek!



Creek runs along front of the property

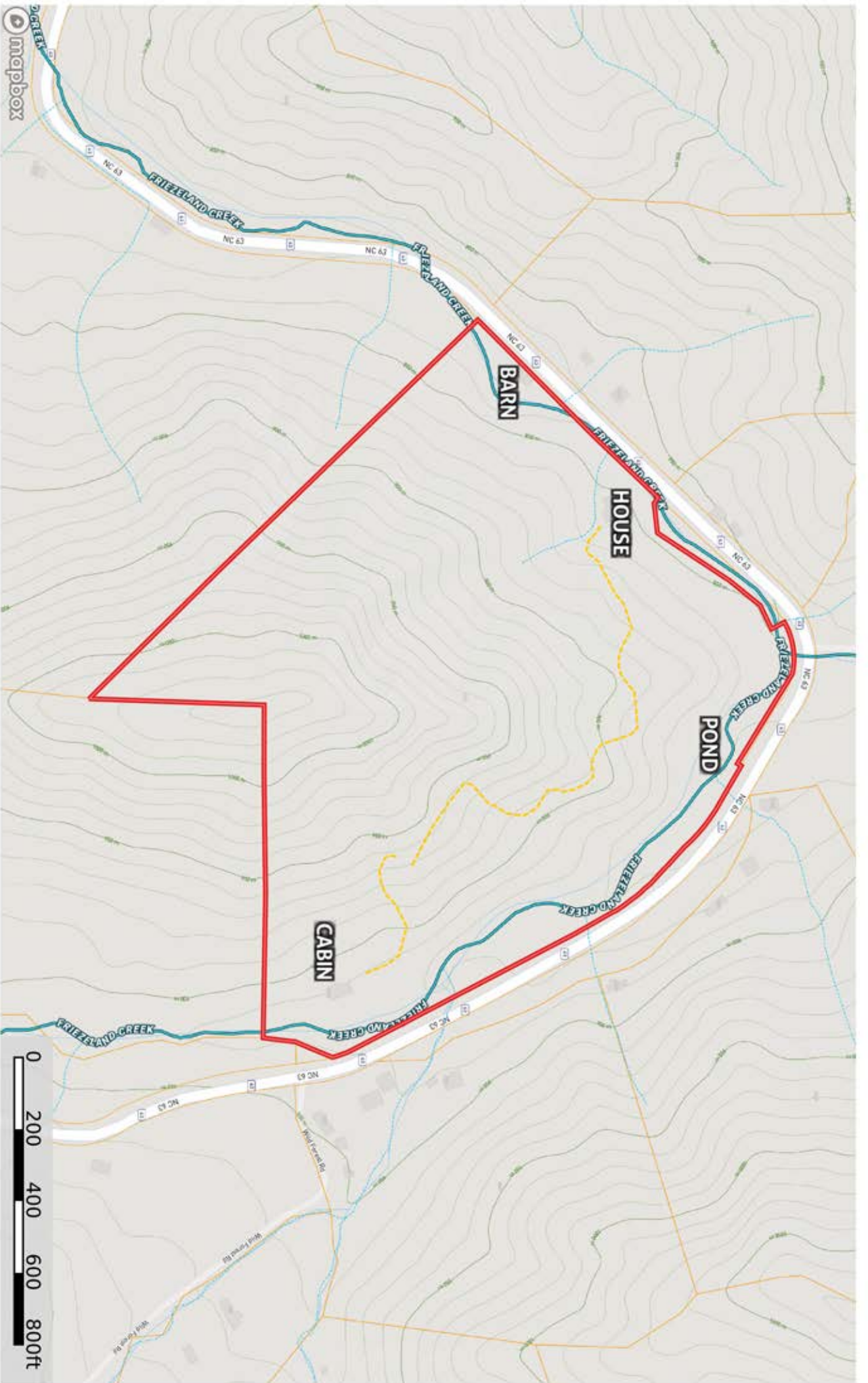








- Red outline represents 47.47 acres, Main House, and Cabin
- Purple line marks proposed division of acreage
- Yellow line represents a hiking trail that connects the two homes



1916 & 2316 NC 63 Hwy

2316 NC-63 | Hot Springs, NC 28743

INTERNAL MEASUREMENTS



TOTAL: 2148 sq. ft
BELOW GROUND: 872 sq. ft, FLOOR 2: 1276 sq. ft
EXCLUDED AREAS: PORCH: 349 sq. ft

This floor plan holds ANSI certification and was created by a service professional, not a licensed appraiser. The measurements are computed using CubiCasa Technology, recognized as highly reliable but Not Guaranteed.



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address: 2316 NC 63 Hwy, Hot Springs, NC 28743

Owner's Name(s): Mary Alice Zoch

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA).

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge.
If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem.
If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: "Dwelling" means any structure intended for human habitation, "Property" means any structure intended for human habitation and the tract of land, and "Not Applicable" means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. Buyers are strongly encouraged to:

- Carefully review the entire Disclosure Statement.
Obtain their own inspections from a licensed home inspector and/or other professional.
DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign.

- Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.
Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials MZ
Buyer Initials _____ Owner Initials _____

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**SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF**

	Yes	No	NR																																																																																						
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																						
A2. In what year was the dwelling constructed? _____			<input type="checkbox"/>																																																																																						
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																						
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input checked="" type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>																																																																																						
A5. In what year was the dwelling's roof covering installed? <u>2014</u>			<input type="checkbox"/>																																																																																						
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																						
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																						
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																						
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																																									
<table border="0" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> <th style="width:30%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> <th style="width:30%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input 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Explanations for questions in Section A (identify the specific question for each explanation):

A3 IN 2020 added Sunroom

**SECTION B.
HVAC/ELECTRICAL**

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply) <input checked="" type="checkbox"/> Furnace [___ # of units] <input type="checkbox"/> Heat Pump [___ # of units] <input type="checkbox"/> Baseboard [___ # of bedrooms with units] <input type="checkbox"/> Other _____			<input type="checkbox"/>

Buyer Initials _____ Owner Initials mg
Buyer Initials _____ Owner Initials _____

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B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

Central Forced Air: _____ Wall/Windows Unit(s): _____ Other _____

B5. What is the dwelling's fuel source? (Check all that apply)

Electricity Natural Gas Solar Propane Oil Other _____

Explanations for questions in Section B (identify the specific question for each explanation):

**SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC**

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

City/County Shared well Community System Private well Other _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

Quality Pressure Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

Copper Galvanized Plastic Polybutylene Other _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) Gas: _____ Electric: _____ Solar: _____ Other: Propane

C4. What is the dwelling's sewage disposal system? (Check all that apply)

Septic tank with pump community system Septic tank Drip system
 Connected to City/County System City/County system available Other _____
 Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? 2 No Records Available

Date the septic system was last pumped: 2024

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing system (pipes, fixtures, water heater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water supply (water quality, quantity, or pressure)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials MZ
Buyer Initials _____ Owner Initials _____

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**SECTION D.
FIXTURES/APPLIANCES**

Yes No NR

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____
Date of last maintenance service: _____

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable wiring or satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations for questions in Section D (identify the specific question for each explanation):

**SECTION E.
FIXTURES/APPLIANCES**

Yes No NR

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

E5. Does the property abut or adjoin any private road(s) or street(s)?

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? NA

Explanations for questions in Section E (identify the specific question for each explanation):

**SECTION F.
FIXTURES/APPLIANCES**

Yes No NR

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

Buyer Initials _____ Owner Initials UMZ
Buyer Initials _____ Owner Initials _____

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- F2. Is there an environmental monitoring or mitigation device or system located on the property? *mg*
- F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?
- F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?
- F5. Is the property located in a federal or other designated flood hazard zone?
- F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
- F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?
- F8. Is there a current flood insurance policy covering the property?
- F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?
- F10. Is there a flood or FEMA elevation certificate for the property?

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

Radon Mitigation Installed

**SECTION G.
MISCELLANEOUS**

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials *mg*

Buyer Initials _____ Owner Initials _____

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**SECTION H.
OWNERS' ASSOCIATION DISCLOSURE**

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

If "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Mary Zoch Mary Alice Zoch Date 7/7/24

Owner Signature: _____ Date _____

Buyer(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____



**STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT**

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

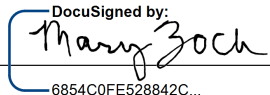
Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 2316 NC 63 Hwy, Hot Springs, NC 28743

Owner's Name(s): Mary Alice Zoch

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:  Mary Alice Zoch Date 7/6/2024
DocuSigned by: 6854C0FE528842C...

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

REC 4.25
1/1/15
Mary Zoch



OPERATION PERMIT
 Madison County Health Department
 493 Medical Park Drive

Marshall NC 28753
 Phone: 828-649-3531 Fax: 828-649-9078

For Office Use Only

*CDP File Number 120506 - 1
 8754-96-4639
 County ID Number:
 Evaluated For: **NEW**
 Township:

Applicant: **Ralph Gundrum**
 Address: **1521 Roaring Fork Road**
 City: **Hot Springs**
 State/Zip: **NC 28743**
 Phone #: **(828) 622-3418**

Property Owner: **William J. Barlow**
 Address: **1916 NC HWY 63**
 City: **Hot Springs**
 State/Zip: **NC 28743**
 Phone #:

Property Location & Site Information

Address/Road #: **NC HWY 63** Subdivision: Phase: Lot:
Hot Springs NC 28743

Directions

Travel NW Hwy 25/70 to Hot Springs; continue onto Hwy 209 South to hwy 63 and 209 split; take hwy 63; go past big white house with blue roof; property will be 300 yards on right.

Structure: **SINGLE FAMILY**
 # of Bedrooms: **2**
 # of People: **2**
 *Water Supply: **NEW WELL**

*IP Issued by:
 *CA issued by: **729 - Castelloe, Ken**
 Design Flow: **2 4 0**
 Soil Application Rate: **3**

*System Classification/Description:
 TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS
 Saproliite System? Yes No
 *Distribution Type: GRAVITY - PARALLEL (eq. d-box) Pump Required? Yes No
 *Pre-Treatment:

Drain field

Nitrification Field **4 8 0** Sq. ft.
 No. Drain Lines **2**
 Total Trench Length: **1 2 0** ft.
 Trench Spacing: **9 - 0 0** Inches O.C. Feet O.C.
 Trench Width: **3 6 - 0 0** Inches Feet
 Aggregate Depth: _____ inches
 Minimum Trench Depth: **2 4** Inches
 Minimum Soil Cover: **1 2** Inches
 Maximum Trench Depth: **2 4** Inches
 Maximum Soil Cover: **1 2** Inches

*System Type: **EZFLOW EZ 1003T-GEO**
 Installer: **Harold Finley**
 Certification #: **1631**
 *EHS: **729 - Castelloe, Ken**
 Date: **1 0 / 2 9 / 2 0 1 3**

Approval Status
 Approved **Disapproved**

Septic Tank

Manufacturer: Kingsway

Lat: _____

STB: 141

Long: _____

Gallons: 1000

Installer: HGarold Finley

Date: 1 / 18 / 2013

Certification #: 1631

*EHS: 729 - Castelloe, Ken

*Filter Brand: POLYLOK PL-68

Date: 10 / 29 / 2013

ST Marker: Yes No

Reinforced Tank: Yes No

1 Piece Tank: Yes No

Approval Status

Approved Disapproved

Pump Tank

Manufacturer:

Installer:

PT:

Certification #:

Gallons:

*EHS:

Date: ____ / ____ / ____

Date: ____ / ____ / ____

Riser Sealed Yes No

Riser Height: Yes No (Min. 6 in.)

Reinforced Tank: Yes No

1 Piece Tank: Yes No

Approval Status

Approved Disapproved

Supply Line

Pipe Size: _____ inch diameter

Installer:

Pipe Length: _____ feet

Certification #:

*Schedule:

*EHS:

Pressure Rated Yes No

Date: ____ / ____ / ____

Approved fittings Yes No

Approval Status

Approved Disapproved

Pump Requirement

Pump Type:

Installer:

Dosing Volume: _____ - _____ Gal

Certification #:

Draw Down: _____ Inches

*EHS:

*Chain:

Date: ____ / ____ / ____

Valves Accessible Yes No

Flow Adjustment Valve Yes No

Check-valve Yes No

PVC Unions Yes No

Vent Hole Yes No

Anti-siphon Hole Yes No

Approval Status

Approved Disapproved

Electric Equipment

- NEMA 4X Box or Equivalent Yes No
- Box 12 inches Above Grade Yes No
- Box Adj. To Pump Tank Yes No
- Conduit Sealed Yes No
- Pump Manually Operable Yes No

Installer: _____
 Certification #: _____
 *EHS: _____

Date: ____ / ____ / ____

*Activation Method:

- Alarm Audible Yes No
- Alarm Visible Yes No

Approval Status

Approved Disapproved

729 - Castelloe, Ken

*Operation Permit completed by: _____

Authorized State Agent: 

Date of Issue: 10 / 13 / 2015

Owner/Applicant Signature: _____

This system has been installed in compliance with applicable NC General Statutes: Article 11, Chapter 130A, Rules for Sewage Treatment and Disposal, 15A NCAC 18A .1900 *et. Seq.*, and all conditions of the Improvement Permit and Construction Authorization. This property is served by a TYPE III G. **sewage septic system.**

Rule .1961 requires that a Type TYPE III G. septic system meet the following criteria:

Minimum System Review By The Local Health Department: N/A

Management Entity: OWNER

Minimum System Inspection/Maintenance Frequency By Certified Operator:
N/A

Reporting Frequency By Certified Operator: N/A

Rule .1961 requires that a Type IV and V septic systems designed for a home/business owner must maintain a valid contract with a public management entity with a certified operator or a private certified operator for the life of the septic system.

Rule .1961 requires that Type VI septic systems designed for a home/business owner must maintain a valid contract with a public management entity with a certified operator for the life of the septic system.

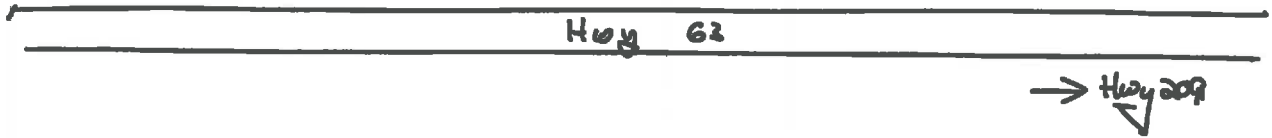
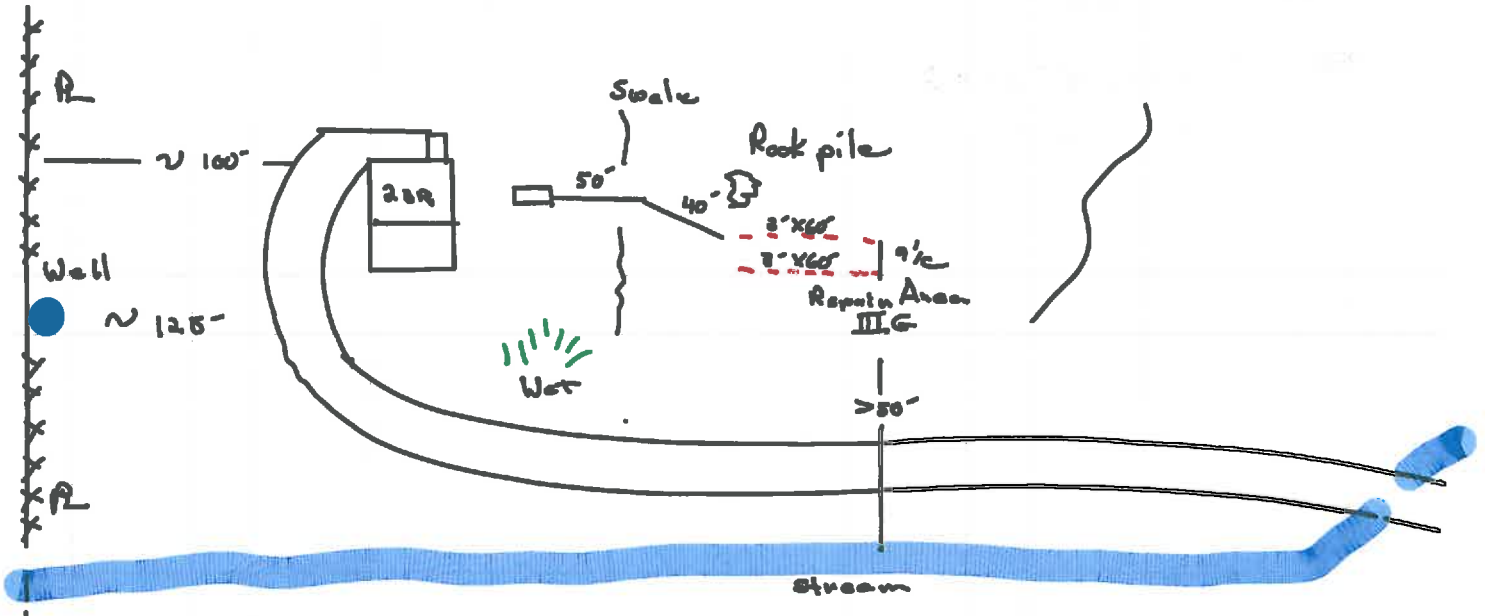
Rule. 1961 (2) (e) requires a contract shall be executed between the system owner and a management entity prior to the issuance of an Operation Permit for a system required to be maintained by a public or private management entity, unless the system owner and certified operator are the same. The contract shall require specific requirements for maintenance and operation, responsibilities of the owner and systems operator, provisions that the contract shall be in effect for as long as the system is in use, and other requirements for the continued proper performance of the system. It shall also be a condition of the Operation Permit that subsequent owners of the systems execute such a contract.

Hand Drawing Import Drawing

****Site Plan/Drawing attached.****

Drawing Drawing Type: Operation Permit

Scale: _____
○ Inch
○ Block = _____ ft.
⊗ N/A



40.40 ac.
(Not to scale)