

Cross Property Agent Full

122 Reservoir Ridge Drive, Cullowhee NC 28723

CMLS#: 3745575	Category: Single Family	Parcel ID: 7559-33-3454	List Price: \$198,000
Status: Active	Tax Location: Cullowhee	County: Jackson	
Subdivision: none	Tax Value: \$187,510	Zoning: R	
	Deed Ref: 1898-775	Plat Book/Slide:	
Legal Desc: SR 1325		Block/Section:	
Approx Acres: 0.29	Approx Lot Dim:	Elevation:	
Lot Desc:			



General Information

Type: **Split Level**
 Style:
 Construction Type: **Site Built**

HLA	Non-HLA Sqft
Main: 1,125	Main: 0
Upper: 0	Upper: 0
Third: 0	Third: 0
Lower: 0	Lower: 0
Bsmnt: 625	Bsmnt: 0

Above Grade: **1,125**
 Total: **1,750** Total: **0**

Additional Information

Prop Fin:
 Assumable: **No** Occupant Type: **Vacant**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information

Beds: **4**
 Baths: **2/0**
 Year Built: **1964**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Recent: **05/28/2021 : NEWs : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	3	1/0	Bathroom(s), Bedroom(s), Dining Room, Kitchen, Laundry, Living Room
Basement	1	1/0	2nd Living Quarters, Bathroom(s), Bedroom(s), Kitchen, Living Room

Features

Parking: Carport - 2 Car Driveway: Asphalt Laundry: Main Foundation: Basement Fully Finished Fireplaces: Equip: None Exterior Covering: Brick Full	Doors/Windows: Fixtures Exceptions: No Main Level Garage: No
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Utilities

Sewer: City Sewer Wtr Htr: Gas HVAC: Heat Pump - AC, Heat Pump - Heat	Water: City Water
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Association Information

Subject To HOA: None	Subj to CCRs: Undiscovered	HOA Subj Dues:
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Remarks

Public Remarks: Seller now accepting offers via listing agent's website. It's not often you can find a property like this within walking distance of the Western Carolina University campus! This split-level home features 4 beds/2 baths and is 1,750 sq/ft in size. The basement offers completely separate living space and is only accessed from a private exterior entrance. Close enough to campus to be SUPER convenient, but secluded enough for some peace and quiet. Don't miss this opportunity! Buyer and/or buyer's agent responsible for verifying all pertinent information including but not limited to square footage, lot size, condition, utilities, taxes, school zones, permitting, HOA's, etc.

Agent Remarks: Property is being sold on behalf of the US Marshals Service. Property is being sold AS-IS. No power, so bring flashlight. Property has been winterized, no running water. Property conveyed with special warranty deed, free of any liens or encumbrances. All property disclosures are "no representation." Seller is accepting offers via form on listing agent's website. See www.Ready2Bid.com and click "seized asset" tab to find property info and virtual walkthrough. Offer terms needed: 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call LA for more info.

Instructions: Lockbox/Key, Showing Service, Sign, Vacant

Directions: From Hwy. 107 in front of WCU: Turn onto Centennial Drive and keep Right at the round-a-bout. Turn Right onto Reservoir Ridge Drive. Property is on Right.

Listing/Agent/Office Information

DOM: 4	CDOM: 4	TOM Dt:	Expiry Dt: 12/31/21
Mkt Dt: 05/28/21	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 828-408-1651	
Listing Agent: Zach Johnson (62482)		Office Phone: 336-751-4444	
Listing Office: The Swicegood Group Inc (10160)		Transaction Broker:	Bonus:
Buyer Agency: 2%	Sub Agency: 0%	Seller Name: United States of America	
Named Prosp: No	Dual/Var: No	Full Service: Yes	
Web Url:			

Prepared By: Zach Johnson