

Cross Property Agent Full

127 Alan Drive, Boone, NC 28607-9324

CMLS#: 3785004	Category: Single Family	Parcel ID: 2912-50-7172-000	List Price: \$1,229,800
Status: Active	Tax Location: Watauga	County: Watauga	Bid
Subdivision: Glenwood	Tax Value: \$1,229,800	Zoning: R15	Assessed Value
	Deed Ref: 475/767	Plat Book/Slide: Block/Section:	
Legal Desc: SR 1320	Approx Lot Dim:	Elevation:	
Approx Acres: 6.33	Long Range View, Mountain View, Private, Sloping, Trees, Views, Wooded, Year Round View		
Lot Desc:			



General Information

Type: **3 Story/Basement**
 Style:
 Construction Type: **Site Built**

School Information

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

<u>HLA</u>	<u>Non-HLA Sqft</u>
Main: 2,531	Main: 0
Upper: 1,650	Upper: 0
Third: 680	Third: 0
Lower: 0	Lower: 0
Bsmnt: 1,710	Bsmnt: 0

Bldg Information

Beats: **5**
 Baths: **6/2**
 Year Built: **1996**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Above Grade: **4,861**
 Total Primary HLA: **6,571** Total: **0**

Additional Information

Prop Fin:
 Assumable: **No** Occupant Type: **Owner**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **09/11/2021 : NEWS : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/2	Bathroom(s), Bedroom(s), Dining Area, Kitchen, Laundry, Living Room, Study
Upper	3	2/0	Bathroom(s), Bedroom(s)
Third	1	1/0	Bathroom(s), Bedroom(s)
Basement	0	1/0	Bathroom(s), Bonus Room, Play Room

Features

Parking:	Attached Garage, Garage - 2 Car, Garage Door Opener	Main Level Garage: Yes
Driveway:	Concrete	Doors/Windows:
Laundry:	Main	Fixtures Exceptions: No
Foundation:	Basement Fully Finished	
Fireplaces:	Yes, Living Room	
Floors:	Carpet, Tile, Wood	
Equip:	CO Detector, Cooktop Electric, Dishwasher, Disposal, Dryer, Electric Oven, Generator, Microwave, Propane, Refrigerator, Surround Sound, Washer	
Exterior Feat:	Outbuilding	
Exterior Covering:	Brick Partial, Hardboard Siding	Roof: Architectural Shingle
Porch:	Patio	Utilities:
Sewer:	Septic Installed	Water: Well Installed
Wtr Htr:	Propane	
HVAC:	Heat Pump - AC, Heat Pump - Heat	

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory	
HOA Management: Glenwood Springs Subdivisor	HOA Phone:	Assoc Fee: \$1000/Annually	

Remarks

Public Remarks: ONLINE AUCTION ENDING 10/12/21. LIST PRICE IS TAX VALUE. FOR CURRENT BID, VISIT SWICEGOOD AUCTION WEBSITE. BID YOUR PRICE on this breathtaking Boone, NC mountain estate. The 6,571 sq/ft home is perched on 6.33 acres high atop the valley to give you AMAZING views of Howard's knob, Fire Tower Hill and the rest of the Watauga County, NC high country. You've never witnessed a sunset like this before! 5 beds/8 total baths. This secluded mountain estate features a main level master suite and 2nd master suite on the 3rd level. All 3 beds on the 2nd level have walk-in closets and attached baths. Open concept living room/kitchen/dining room make this home feel even more spacious and inviting. Basement is finished and is perfect for entertaining. Detached garage includes a full bath and large finished room above.. Water filter/softener system, driveway alarm, landscape lighting, 15KW Generac generator and so much more! 10 min drive to downtown Boone, yet far enough away for some peace and quiet.

Agent Remarks: visit www.Ready2Bid.com for auction info. Call Listing Agent/Auctioneer Zach Johnson with any questions. Listing agent will accompany all showings. 6.33 acres are included with this sale. The remainign acreage (lots 1 and 2 of survey under documents tab) to be retained by Seller. Said survey to be recorded with register of deeds prior to closing.

Instructions: Call Listing Agent, Listing Agent Company, Sign

Directions: From Hwy 421, Turn North onto Hwy 194. Turn Left onto Howards Creek Road. Turn Right onto Howards Creek Church Rd. Stay Right onto Pineview Drive. House is at the end of Pineveiw Drive, road becomes private and is named Alan Drive.

Listing/Agent/Office Information

DOM: 0	CDOM: 0	TOM Dt:	Expiry Dt: 12/31/21
Mkt Dt: 09/11/21	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%		

Named Prosp: **No**
Web Url:

Dual/Var: **No**

Seller Name: **Warren**
Full Service: **Yes**

Prepared By: Zach Johnson