

## **598 & 605 Miles View Drive, Mills River, NC 28759**

Beautiful one of a kind property. Never before sold. Sweeping year round long range mountain, valley & golf course view. 15 acres, 90% cleared, 500' river frontage, 2313 SF one level MAIN HOME w/updated kitchen, Hardwoods, Tennessee field stone fireplace, whole house generator, new water filtration system, new well pump, piping, new Rennie H2O heater, large 12x34' screen porch. 637 SF GUEST COTTAGE, 1920 SF DUTCH COLONIAL BARN, 730 SF DBL GARAGE. Two nice ponds picnic pavilion w/stone fireplace/grill. All house & cottage appliances convey. Potential horse property, private estate, VRBO, weddings. Fully fenced & gated.

15 acres total – 90% all cleared.

3 acres of bottom land in flood plain with approximate 500 Ft river frontage on French Broad

180 deg. Panoramic long range, year round mountain and valley view, winter view also includes the river and golf course

Property includes 2 ponds: upper pond 0.65 acres, lower pond 0.75 acres Adjacent to ponds is an open air, covered, concrete floored, picnic shed with stone fireplace/grill suitable for parties, cookouts, guest events, etc.

Entire property is fenced (except river frontage).

Living structures (main home and cottage) set on high plateau approx. 100' above river level

Main house: Built in 1962, brick rancher, 2313 Sqft, 3BR/2BA, 2 living/family rooms both with fireplaces (one with large rough cut Tennessee field stone, one with brick and terracotta hearth), dining area, large office, built-ins, Hardwood floors throughout, Cooktop/Range, M-wave, Dishwasher, Fridge, Washer, Dryer (all appliances convey), 12x34' screened porch, newer vinyl DP windows, Propane furnace for forced air heat and Lennox heat pump for A/C, propane tankless Rennie H2O heater (new Jan. 2018), water filtration system (new Jan. 2018), 16KW Generac whole house generator. Separate septic.

Detached Garage: Built in 1975, Brick, Large Dbl garage 730 SqFt, in same building as cottage

Cottage: Built in 1975, Brick, one level w/bsmt, 637 SqFt, 1BR/1BA, Living & kitchen space, full size Laundry Rm, Laminate flooring, Private deck toward the view, Cooktop, Range, M-wave, Dishwasher, Fridge, Washer, Dryer (all appliances convey), Heat Pump for forced air heat and A/C, separate dedicated electric metering, separate electric H2O heater, shared well, 637 Sqft bsmt/workshop with single garage door access (currently used by owner and tenant for storage). In same building as dbl garage. Separate septic. Separate electric meter.

Storage Shed: White 12x24', Concrete Floor, Single Garage door access, Metal roof

Barn: 2 story Dutch Barn, 1920 Sqft total (960 each on main and upper level). Concrete floor, Dbl garage door access, Two 10 x 32' covered parking/equipment ports, new roof on barn in 2015, electricity & water at the barn.

Well: single well services entire property, 560' deep, new pump and piping (Jan. 2018)

Electric security gate & asphalt drive once on the property, very large concrete parking pad at main house and cottage. Access road/drive to the property is via shared drive, there is an easement and road maintenance agreement recorded.