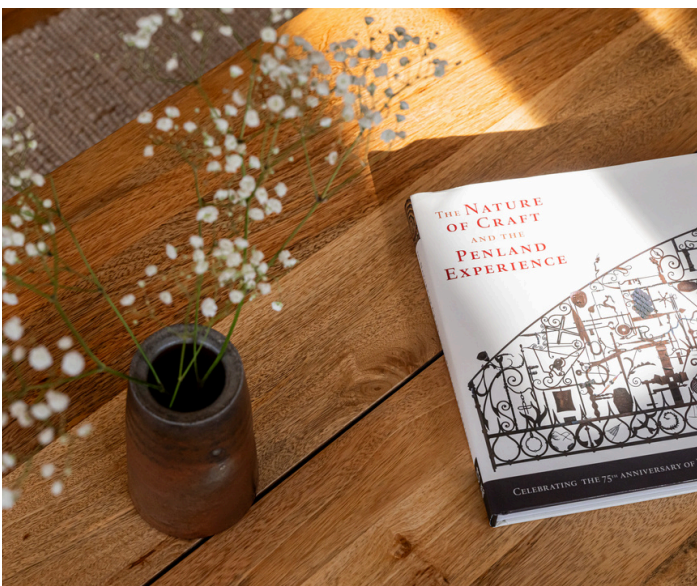


FEATURES SHEET

209 Newdale Church Rd, Burnsville, NC 28714



Built 1986



3 beds



2 baths



19.91 A



1232 sq ft

PROPERTY FEATURES:

- Home fully renovated in 2023
- 1 acre vineyard and an additional 2 acres under trellis system ready to be planted
- Successful short term rental
- Mountain views!
- Best of both worlds - rolling pasture surrounded by woods for privacy
- Artisan spring overflows near top of property into a stream that runs through the property and passes by the horse barn
- Large horse barn at base of vineyard
- Gravel pad around horse barn with additional cleared and graded area, perfect for a pavilion or venue building
- Open kitchen layout with quartz countertops and many other upgrades (see next page)

NEIGHBORHOOD INFORMATION

Located close to restaurants, shopping, and activities!

- 10 min to Burnsville
- 10 min to Spruce Pine
- 15 min to Penland School of Craft
- 45 min to Asheville
- Easy access off of Hwy 19 while also being private!

Please inquire for further information



exp
REALTY

Kelsey Denesha
YOUR LOCAL REALTOR®

336-686-7996

KelseyWNCRealty@gmail.com

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RENOVATION / UPGRADES:

- All new kitchen appliances (2023)
- New quartz kitchen countertops
- New overhead stove range/vent
- New butcher block kitchen island
- New bathroom vanities
- New bathroom fixtures
- New ceiling fans
- New interior & exterior paint
- New tile flooring
- Original hardwood floors refinished
- New recessed lighting throughout kitchen and living room w/dimmers
- Firepit installed
- Decks repainted
- Gardening shed built outside
- Added garden fencing and 5 metal trough raised gardening beds
- Vineyard installed, deer net fencing around 3/4 of vineyard perimeter
- Custom built address sign at front of driveway
- Smart lock door (Schlage) installed
- Flagstone stones & gravel pad built around horse barn
- Home fully furnished for a short-term rental
- Gravel road extended through back part of property (see Map of Property)
- Dehumidifier installed in basement

Please inquire for further information



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VINEYARD & VENUE INFORMATION:

This picturesque vineyard is planted on a 25-degree south-facing slope with 1 acre under vine and an additional 2 acres under trellis system ready to be planted. There are currently 500 Catawba vines that were planted in 2020 and 250 Cayuga White vines that were planted in 2022. The additional 2 acres of trellis system is a top wire cordon system with 12 ga wire, 8 ft wooden end posts, and 8 ft metal line posts, installed in 2023. There is also an 8 ft deer net around 3/4 of the vineyard.

This property could easily be converted into a wedding venue and is ideal for a winery and continued grape production. The sellers had plans of potential venue/pavillion-type structures drawn up that they can share upon request. They can also provide details on wedding packages they had considered offering.

SHORT-TERM RENTAL INFORMATION:

- Successful "super host" status on AirBnB
- In top 5% of homes in the area
- Guest favorite & perfect 5-star rating
- Typically booked every weekend during the spring, summer, and fall months.

Please inquire for further information



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