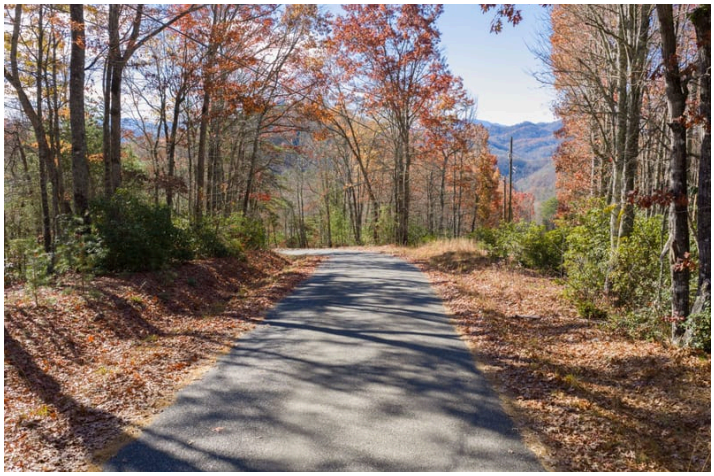
14+/- Acres Just 5 Minutes To Downtown Bryson City, NC!
9999 Charleston Overlook
Bryson City, NC 28713

$674,000
14.32± Acres
Swain County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
9999 Charleston Overlook

City, State Zip
Bryson City, NC 28713

County
Swain County

Type
Recreational Land

Latitude / Longitude
35.448409 / -83.467030

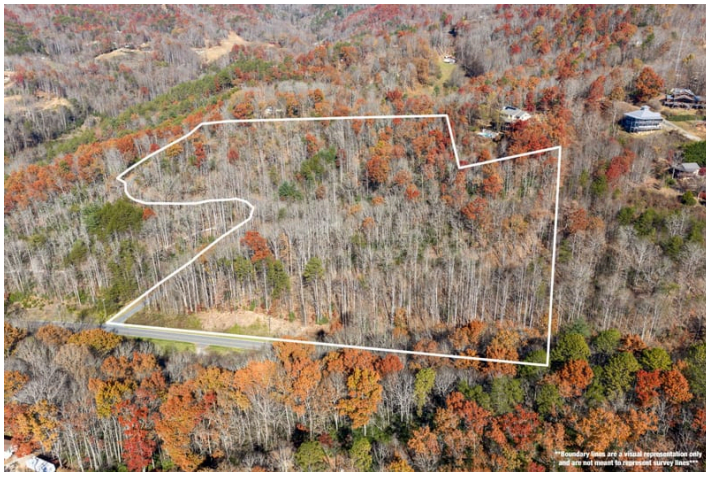
Acreage
14.32

Price
$674,000

Property Website
www.mossyoakproperties.com

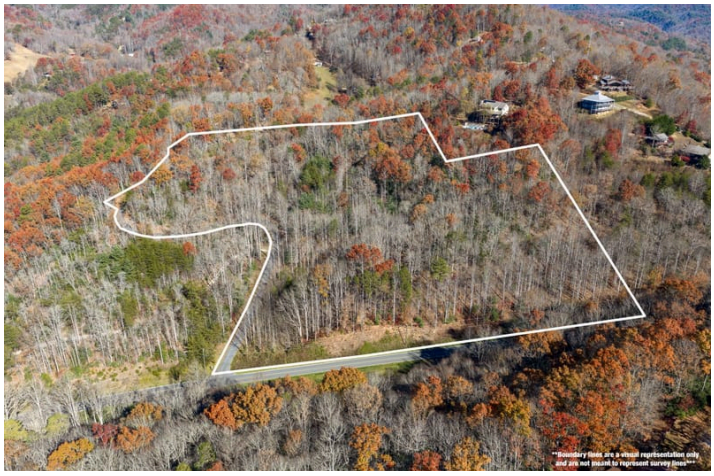






PROPERTY DESCRIPTION

Discover the perfect mountain getaway with this 14.3+/- acre property in Bryson City, NC! Conveniently located just 5 minutes from downtown, you have quick access to local shops, restaurants, breweries, and all the charm this mountain town has to offer. The property offers easy access directly off a paved road, making getting to your mountain retreat a breeze. Take advantage of winter mountain views, with the potential for beautiful long-range views from the upper portion of the property with some selective tree trimming and removal. Whether you're looking to build a private mountain home, establish a weekend getaway, or invest in a beautiful piece of Western North Carolina, this property offers an excellent combination of acreage, convenience, and location. Plus, you're only about 15 minutes from Fontana Lake, offering endless opportunities for boating, fishing, and enjoying the outdoors. Don't miss this opportunity to own your own slice of the Smoky Mountains! Call Thomas Peacock today at 828-735-1923 to schedule a showing!


Boundary lines are a visual representation only and are not meant to represent survey lines



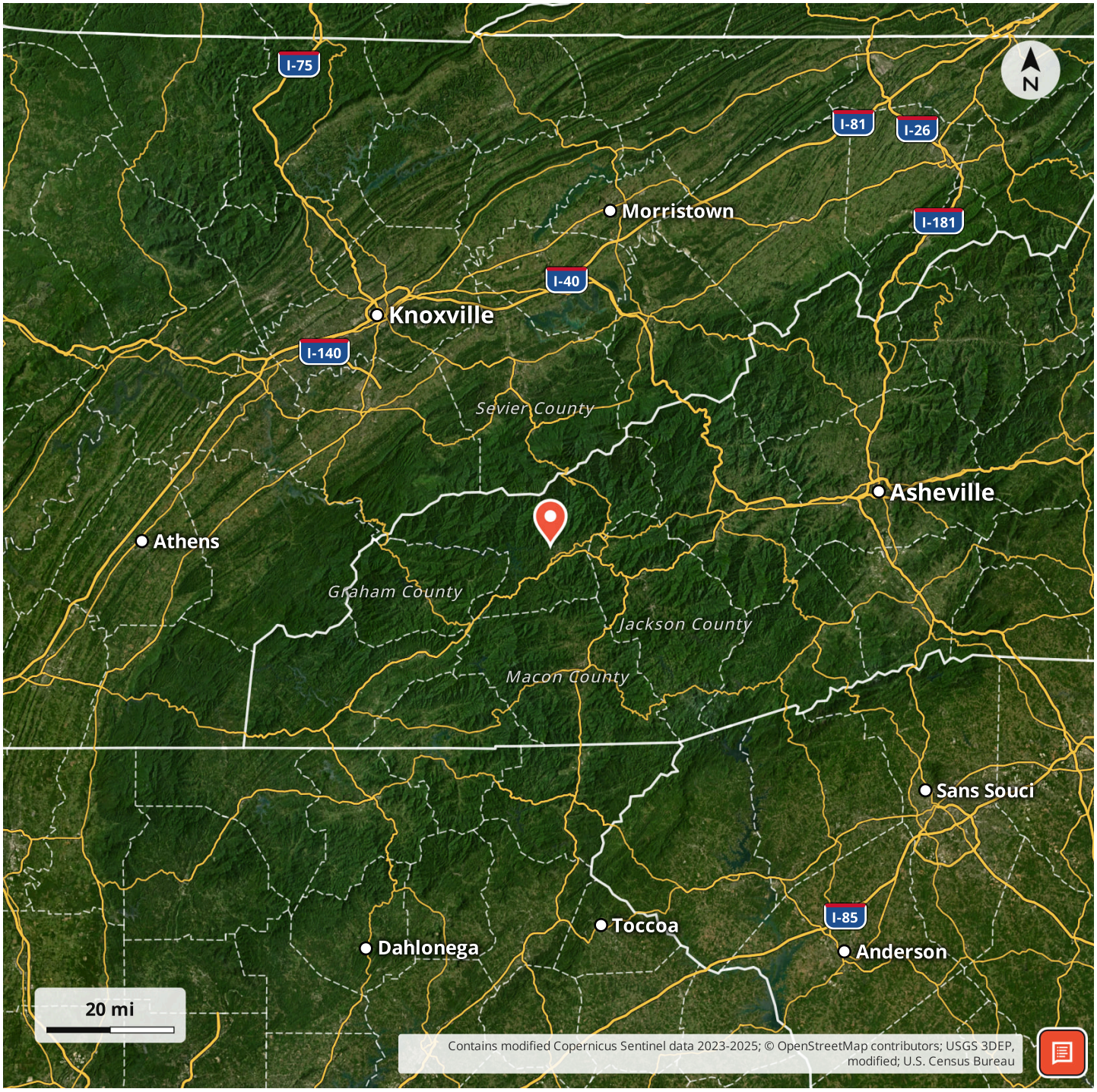



Boundary lines are a visual representation only and are not meant to represent survey lines





Regional Map



Locator Map


N
State Rd 1329
Fontana Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Thomas Peacock

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(828) 735-1923

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(828) 477-4248

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City / State / Zip
Asheville, NC 28715

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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