



# THE DWELLINGS AT LAKE LURE - EXCESS LAND

LOTS 12--16 WAMBLI PASS - BUFFALO COVE  
LAKE LURE, NC 28746

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$140,000
Lot Size:	5.34 Acres
Zoning:	Open Use
Market:	Lake Lure
Submarket:	Chimney Rock

## PROPERTY OVERVIEW

SVN / BlackStream, LLC is pleased to present this opportunity to purchase this condominium development opportunity located in The Dwellings of Lake Lure in Lake Lure NC.

This very desirable property sits on approximately 6.55 acres along the Apple Valley Golf Course. The gently rolling property is within a gated community featuring beautiful year-round mountain views, streams, ponds, wildlife and walking/hiking trails.

\*The information contained herein was obtained from sources deemed to be reliable. However, SVN / BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

## PROPERTY HIGHLIGHTS

- Common Area with Pavilion and picnic tables and nature walking trails
- All infrastructure, septic, and water connections are in place
- Potential to develop an additional twenty units (28 total)
- 20 minutes from Tryon International Equestrian Center
- Four completed condo units provide income
- Approvals and permits are in place
- Boardwalk Gated Community
- Two ponds

# Property Overview



## PROPERTY OVERVIEW

The Dwellings of Lake Lure offers a unique opportunity to acquire +/- 6.56 acres of aesthetically stunning land suitable for luxury condominium development. The property includes four finished rental condominiums situated on 2.5 acres providing approximately \$5,700 per month of income. Directly adjacent, foundations for an additional five condo units have been poured. The remaining 4.06 acres are undeveloped raw land but have been rough graded with septic and wells in place. All permits entitlements and approvals are in place.

## LOCATION OVERVIEW

Located in western North Carolina, the town of Lake Lure sits in the heart of Hickory Nut Gorge, approximately 35 miles east of Asheville. The Rocky Broad River winds its way through a series of rapids down through Hickory Nut Gorge, and the crystal clear water flows through the valley that feeds Lake Lure. Lake Lure is a well-known destination for thousands of visitors each year from around this country, Canada, and abroad.

Rugged ridge lines and gently rolling foothills bordering verdant valleys and meadows combine to make The Dwellings a unique treasure. The natural beauty is why so many people choose to live, work, and play in Western North Carolina.

Lake Lure is located just 20 minutes from the Tryon International Equestrian Center. The Equestrian Center is the world's premier Equestrian Lifestyle Destination showcasing some of the top riders in the Hunter/Jumper, Dressage, and Eventing disciplines.

The Dwellings are conveniently located 45 minutes from Asheville, 60 minutes from Greenville, SC, two-hours from Charlotte, and 3.5 hours from Atlanta making this a perfect weekend getaway location. Offering golf, water sports, hiking, camping and a tranquil setting, this is what mountain living is all about.

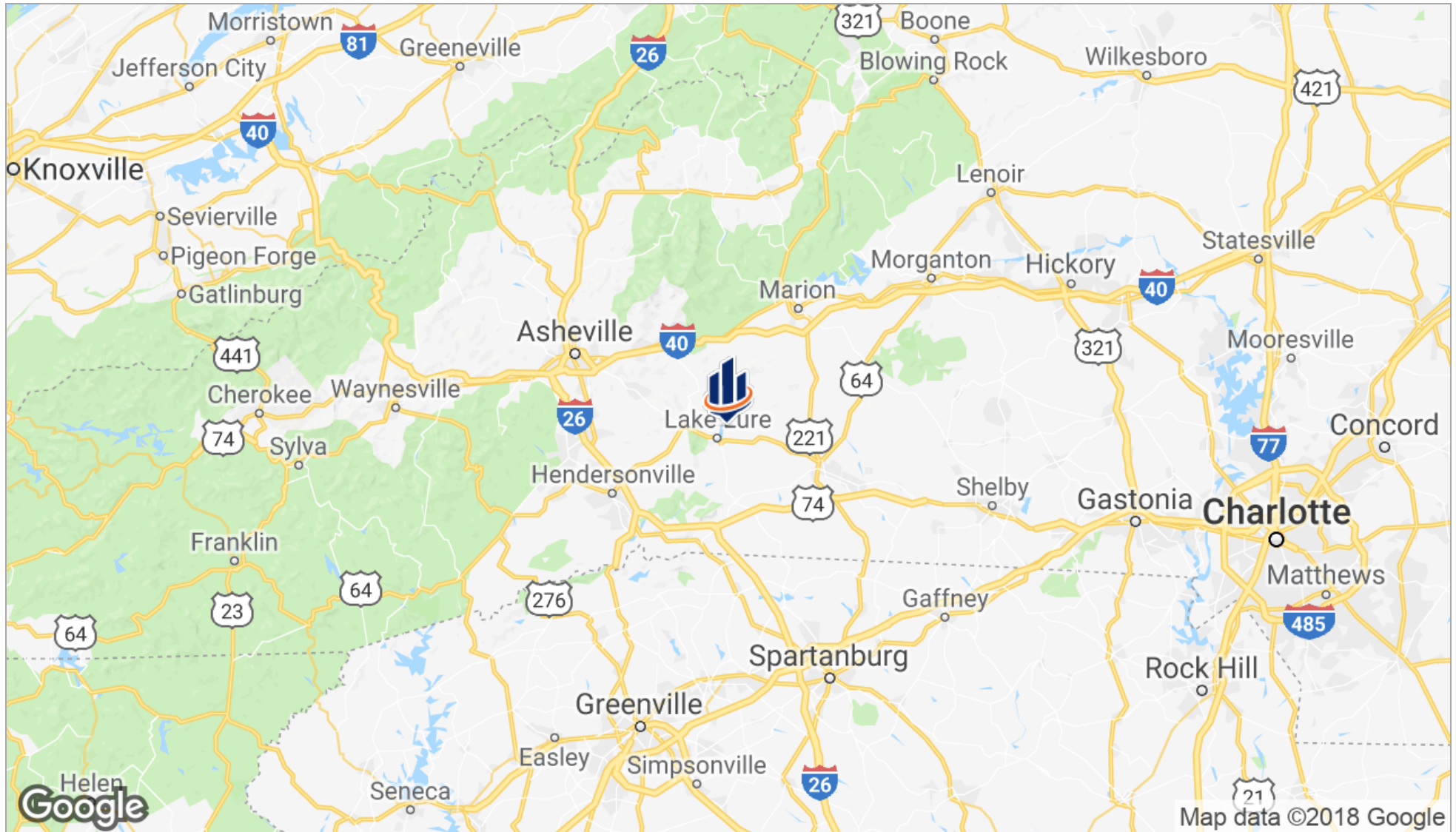


# Additional Photos



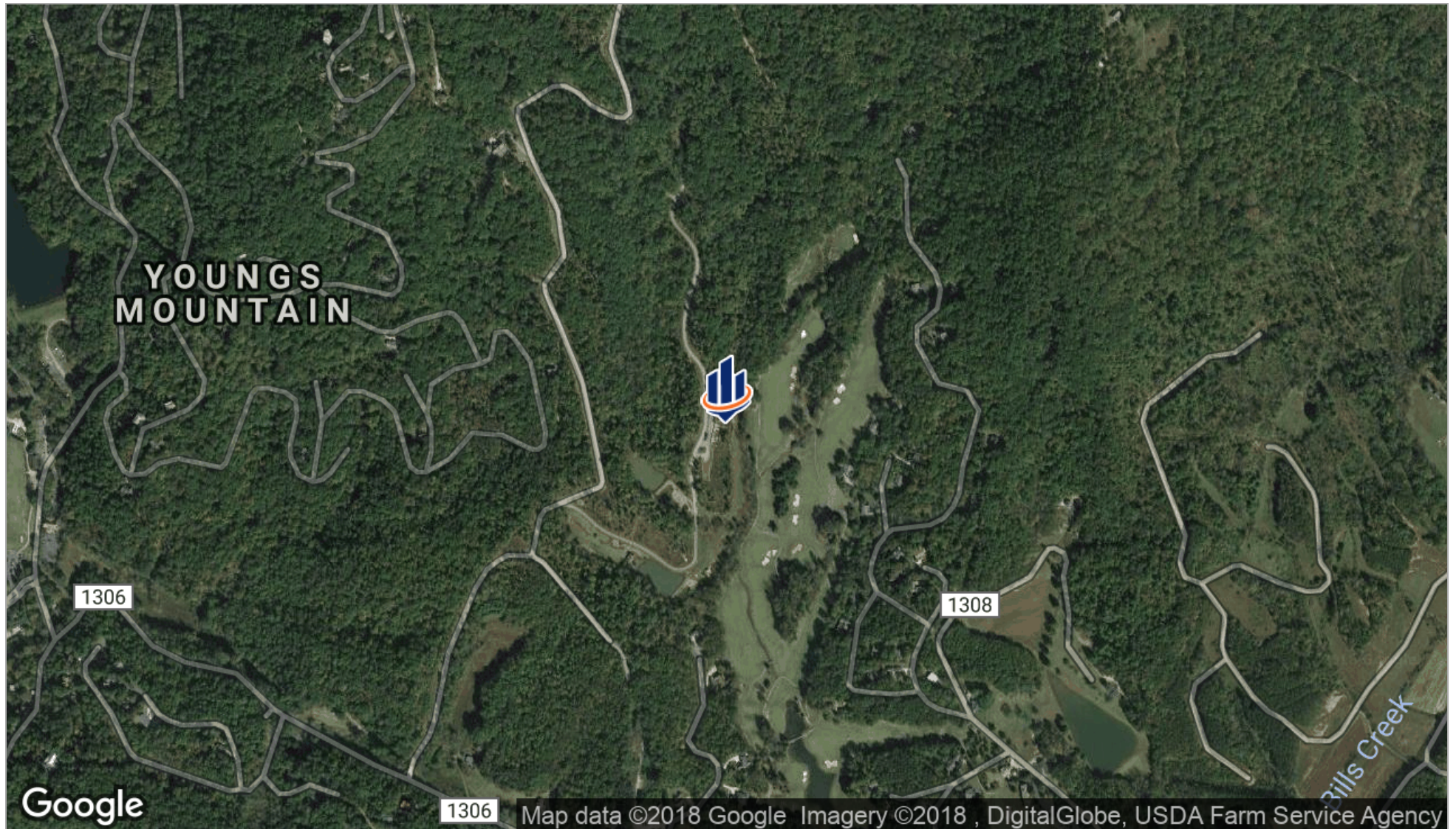


# Regional Map



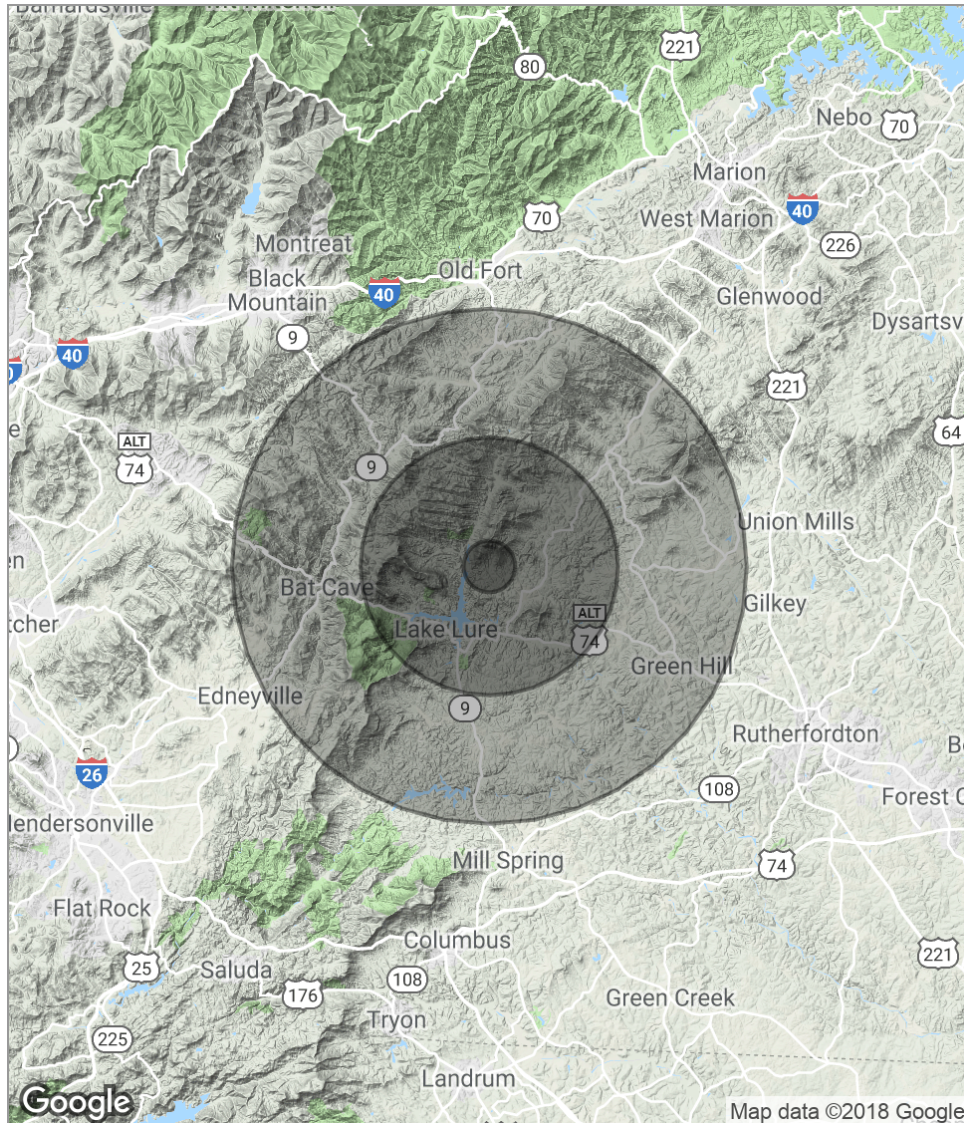


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	143	3,668	17,796
Median age	53.9	51.9	45.9
Median age [Male]	52.0	50.3	44.7
Median age [Female]	54.8	52.4	46.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	67	1,686	7,429
# of persons per HH	2.1	2.2	2.4
Average HH income	\$69,930	\$66,175	\$54,243
Average house value	\$340,255	\$336,606	\$244,977

*\* Demographic data derived from 2010 US Census*