



2012 Upper Ridgewood Blvd., Hendersonville, NC 28791

With the Garage \$225,000

- Convenient location in quiet neighborhood on paved road in city limits
- Low Maintenance Vinyl Siding with Brick Fireplace
- NEW 30 year architectural shingle roof with transferrable warranty
- Double Thermal Pane windows throughout
- Accessible front and back
- Paved Parking in front
- Paved Drive and parking in rear
- Beautiful wood molding throughout
- Oak hard wood flooring in Living room, Hallway and Bedrooms
- Low maintenance flooring in kitchen, bath, laundry and efficiency

Without the Garage \$199,500

- Tile in bathroom on main
- Cable throughout
- New Contemporary ceiling fans in every room - remotes wall mounted, dimmers on light kits
- NEW Hot Water Heater
- NEW Hot water recirculating pump for instant hot water anywhere in the house
- NEW Grading and Railroad tie wall
- Good street lighting upper & lower
- Security lights with motion and daylight detectors
- City water & sewer
- Approximate Sq. Feet 2700
- With the garage, the three lots are .51 Acre

Upstairs 3 or 4 bedrooms, 2 full baths, 1400 sq ft. home accessible from Upper Ridgewood Blvd. It has a brick fireplace, hardwood floors and recently remodeled kitchen. A bonus room can be used as a fourth bedroom or rented out as efficiency for extra income.

Downstairs Recently remodeled 1300 sq ft. rental apartment/office suite. It has a separate drive and parking off Lower Ridgewood Blvd. There is an entrance into the apartment and a separate entrance into the office. It has new carpeting and a recently remodeled kitchen. There is a large entry room with french doors leading to the small deck, a living room with built in shelves, bedroom, office, bath, laundry room and kitchen. All of the rooms have windows, except the living room. The mechanical room with heat and hot water heater can be entered from the basement apartment or from outside. It is a basement apartment. The ceiling is only 7 1/2'. There are ceiling fans in the bedroom and kitchen. My husband was living in the bottom level and renting the top out for \$850.00 a month.

Efficiency This house has potential for three units. We rented a third unit as an overnight rental for \$70/night, \$350/week: www.meadowbrookcabin.com/upperidgewood.htm

**Any Questions?
Want to see?
CALL ANY TIME!
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