

PRIVATE MOUNTAIN OASIS JUST MINUTES FROM DOWNTOWN



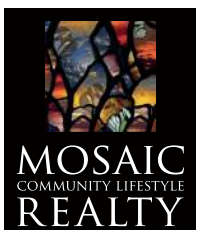
223 Deer Path Lane, Asheville, NC 28806

12.02 Acres / \$316,000 / MLS# 4298521

Discover your private mountain oasis just minutes from downtown Asheville. This incredible 12-acre, gently sloping forested hilltop offers privacy and multiple flat building sites, perfect for your dream home. Enjoy peace of mind knowing the property is bordered to the south by a protected land trust. This unique property offers the perfect blend of seclusion, convenience, and natural beauty—an ideal canvas for a custom home, homestead, or multi-generational living.

KEY FEATURES INCLUDE:

- **No restrictions:** "Open Use" zoning provides complete freedom to build what you want.
- **Ready to build:** A brand new, working well is in place. Two existing gravel drives lead to the prime building sites.
- **Easy access:** Located just 7 minutes from Ingles on New Leicester Highway, this property offers excellent, year-round access without steep mountain roads.
- **Utility Easement:** An electrical easement provides easy access to power.
- **Ready to go:** Soil analysis and septic perk tests have already been completed, with multiple approved sites. Recent surveys are also available on the Buncombe County GIS website.



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