

# JIGSAW FARM FEATURES AND DETAILS

- Recent appraisal value is \$1,033,000. Available upon request.
- New roof in 2016 for main house, guest house and pool house.
- Principal HVAC in main house is 3 years old.
- HVAC in kitchen is 8 or 9 years old.
- Mini split in bedroom in 2021.
- HVAC in guest house in 2021.
- Main house has a new Generac 24KW whole-house generator with auto start.
- New spray foam insulation underneath house.
- Newly encapsulated crawlspace.
- Well has a UV light filter.
- Well is 250 feet deep.
- This property has approximately 4.5 acres in Polk County NC and 3.5 in Spartanburg SC.
- Guest house is rented for \$1800 a month including utilities and the renters have a contract until March 31st 2023. New buyers will have to honor the contract.
- County zoning prohibits rentals less than 90 days long.
- Each home has its own septic system and electric meter and the pool house has its own electric meter as well.
- Both septics were pumped 1.5 years ago.
- Foothills Equestrian Trails System runs through the woods on the property.
- <https://www.fetatrails.org/>
- Trials are maintained by FETA and can only be used by members.
- Address is 252 Hillbrook rd. The mailing address used to be 15 Blockhouse Trail because the mailbox was on Blockhouse rd.
- The driveway is a shared private road and the cost to maintain it is split among owners. The cost for last year was around \$150.
- Don't miss the secret wet bar behind the bookshelf in the library.

