



220 Ridge Road, Waynesville, North Carolina 28786-5040

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List \$: **\$739,900**

MLS#: **4248648**
 Status: **ACT**
 Legal Desc: **#6-7 G C FARMER**
 City Tax Pd To: **Waynesville**
 Subdivision: **G C Farmer**

Category: **Residential**
 Parcel ID: **8614-29-0073**

Tax Val: **\$276,800**

County: **Haywood**
 Acres: **0.86**
 Zoning: **CC-ND**
 Deed Ref: **611-381**
 OSN: **Canopy MLS**



General Information

Type: **Single Family**
 Style:
 Levels Abv Grd: **2 Story w/Bsmt**
 Const Type: **Site Built**
 SubType:

School Information
 Elem: **Hazelwood**
 Middle: **Waynesville**
 High: **Tuscola**

Level	# Beds	FB/HB	HLA	Non-HLA	Building Information
Main:	2	2/0	1,618		Beds: 4
Upper:			0		Baths: 4/0
Third:			0		Yr Built: 1963
Lower:			0		New Const: No
Bsmt:	2	2/0	1,371	371	Prop Compl:
2LQt:					Cons Status:

Above Grade HLA: **1,618**
 Tot Primary HLA: **2,989**

Additional SqFt:
 Garage SF:

Additional Information

Prop Fin: **Cash**
 Assumable: **No**
 Spcl Cond: **None**
 Rd Resps: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Main **Prim BR**

Room Information

Main Lvl Garage: **No** Garage: **No**
 Covered Sp: Open Prk Sp: **No**
 Driveway: **Asphalt, Concrete**
 Parking Features: **Carport Detached, Driveway**

Parking Information

Gar Sp:
 # Assg Sp:
 Prkng Desc:

Carport: **Yes**

Carport Spc:

Windows:
 Fixtures Exclsn: **No**

Foundation: **Basement**

Accessibility:

Exterior Cover: **Fiber Cement**Road Surface: **Paved**Appliances: **Dishwasher, Disposal, Electric Range, Exhaust Fan, Exhaust Hood, Refrigerator with Ice Maker**

Features

Laundry: **In Basement**
 Basement Dtls: **Yes/Daylight, Exterior Entry, Interior Entry**

Fireplaces: **Yes**
 Construct Type: **Site Built**

Road Frontage:

Patio/Porch:

Sewer: **City Sewer**
 Heat: **Central, Forced Air, Heat Pump, Oil**

Water: **City Water**Cool: **Ceiling Fan(s), Heat Pump**Subject to HOA: **None**

Association Information

Subj to CCRs: **Undiscovered**

HOA Subj Dues:

Public Remarks

Rare opportunity near scenic Waynesville Country Club! This spacious home features 4 large bedrooms and 4 full baths—perfect for multigenerational living or guests. Enjoy two screened-in porches, upper and lower living areas, and a kitchenette on the lower level. Cozy fireplaces on both floors offer warmth and charm. The property includes a detached carport with storage, a paved drive, and a no-step main-level entry. Outdoors, mature trees, natural plantings, and large side and back yards offer space for gardening or relaxing. Located in a quiet, well-kept neighborhood, the home provides seasonal views of Waynesville Inn and Country Club's 12th, 14th, and 16th holes. The listing broker is related to the seller. May qualify for up to 14 down payment assistance programs—don't miss this special find!

Agent Remarks

The house was built in 1963. There is a parking area with a deteriorated retaining wall. Please have your clients look at that area. Also, when the current owners bought the home, there was a pond and waterfall in the back part of the yard. The current owners had the pond filled in. They did leave the workings of the system but make no representation as to the system's functionality.

Showing Instructions, Considerations, and Directions

Combination Lock Box, Lockbox/Key, Showing Service, Sign

From 71 N Main St, Waynesville, head southwest on North Main Street. Continue straight on S. Main St. Next, turn left onto Country Club Drive, right onto Longview Dr. Then bare left onto Greenview Dr, followed by another left up Jackson Dr. At the top of the hill, turn right onto Ridge Road. 220 Ridge Rd will be on the right.

List Agent/Office Information			
DOM:	1	CDOM:	1
Mkt Dt:	05/15/2025	DDP-End Dt:	
Agent/Own:	No	List Agreemnt:	Exclusive Right To Sell
For Appt Call:	800-746-9464	Agent Phone:	828-506-3373
List Agent:	Martin Burson (560500971) 	Office Phone:	828-564-9393
List Office:	RE/MAX Executive (NCM572)	Full Service:	Full Service
Seller Name:	Burson Margaret Wade		
Web URL:			

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