



78 Smiling Fox Trail

Brevard, NC 28712



Available for Sale

Four Cabins on +/- 6.46 AC in Brevard, NC

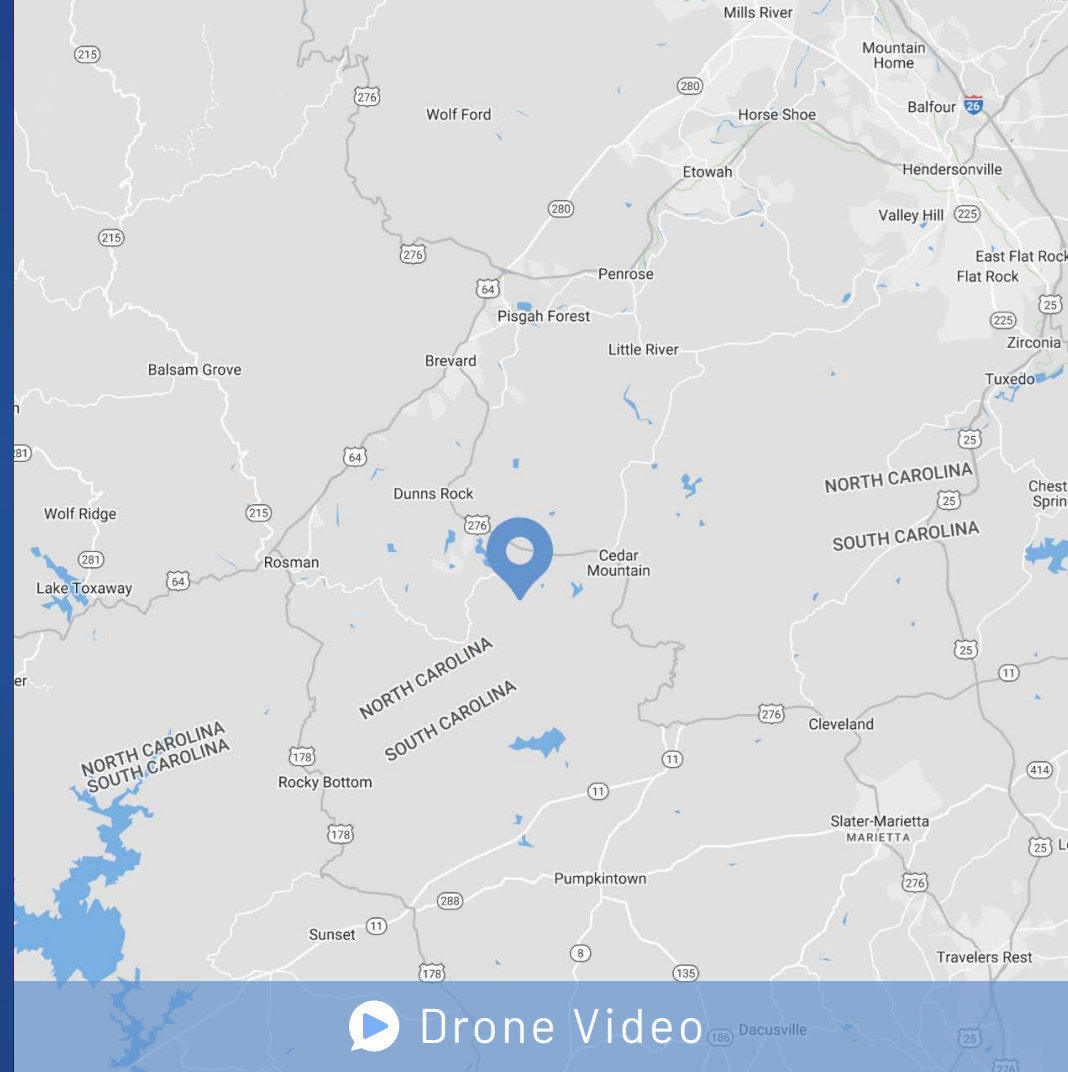
Property Overview

78 Smiling Fox Trail Available for Sale

Unique opportunity for a buyer looking for a family retreat, vacation, or residential rental. Situated on +/- 6.46 AC adjacent to unlimited scenic beauties near DuPont State Forest and Table Rock State Park. This property boasts 4 homes with a main home and 3 additional cabins; each sleep up to 4 guests. The main house is 1 bedroom and 1 bath with a large enclosed porch. Each cabin is 1 bedroom and 1 bath, each with an additional loft space. This is an incredible opportunity close to hiking, waterfalls, and other natural attractions.

Property Details

Address	78 Smiling Fox Trl Brevard, NC 28712
Availability	+/- 1,461 SF Available for Sale
Acreage	+/- 6.46 AC
Parcel ID	8592-41-9216-000
Zoning	Residential
Sale Price	\$895,000



[Drone Video](#)



Scenic views close to DuPont State Forest

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	156	2,023	4,679
Avg. Household Income	\$73,785	\$96,669	\$93,304
Median Household Income	\$48,192	\$73,310	\$93,304
Households	87	1,011	2,270
Daytime Employees	17	523	1,264

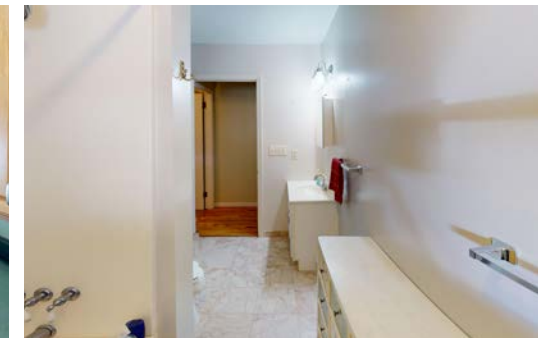
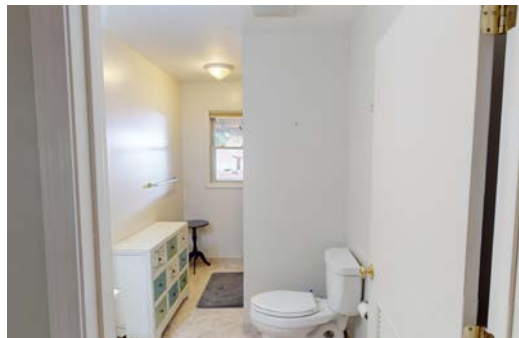
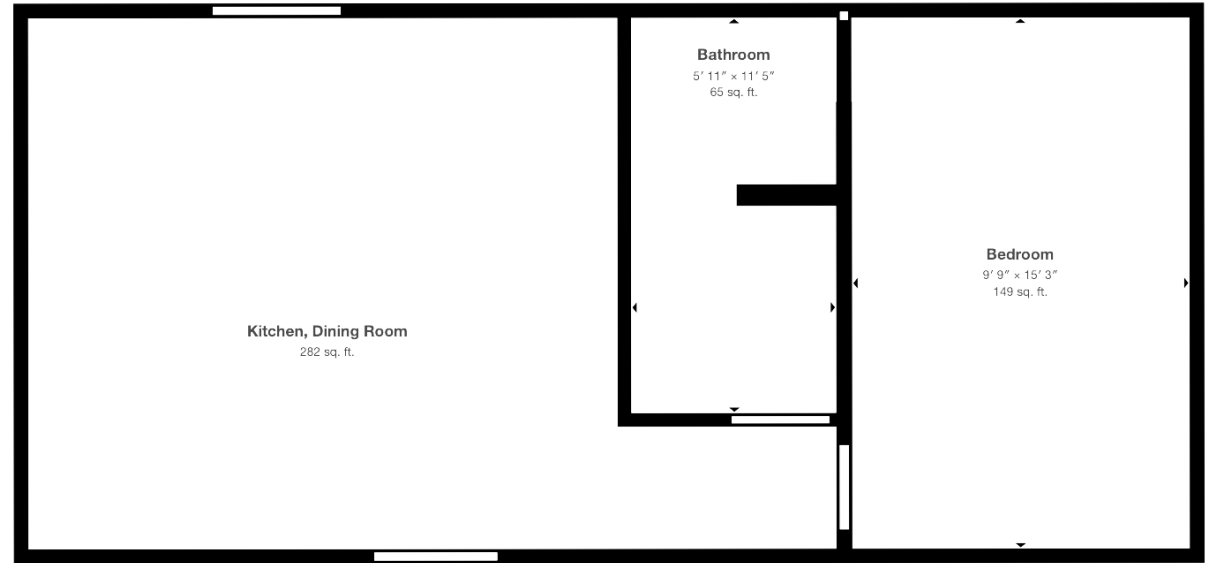
Main House

Property Details

+/- 500 SF

The main house features one bedroom, one bathroom, a large enclosed porch, and a basement.

[Virtual Tour](#)





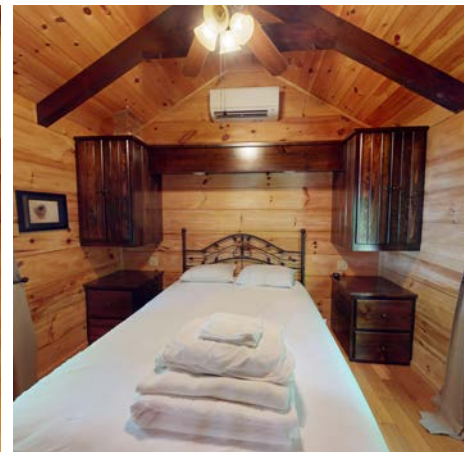
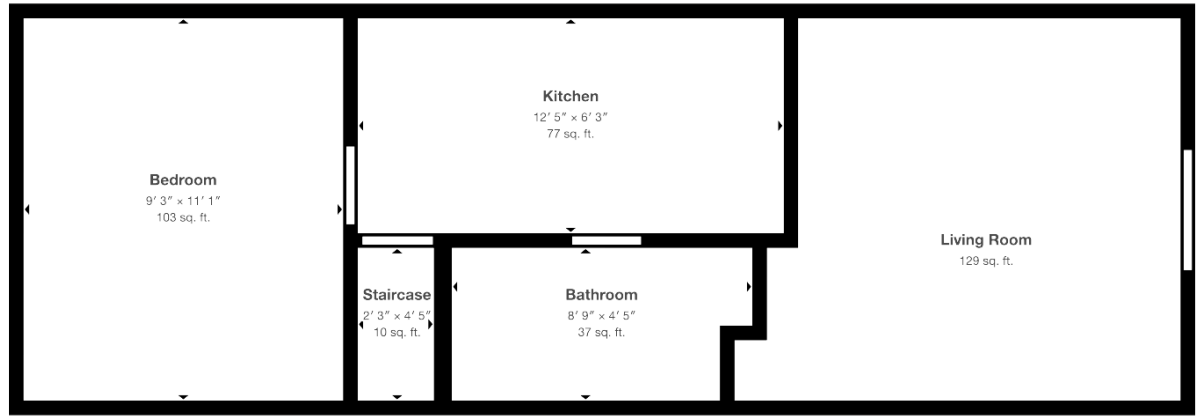
Cabin 1

Property Details

+/- 350 SF

Cabin 1 includes one bedroom, one bathroom, and an additional loft space.

[Virtual Tour](#)



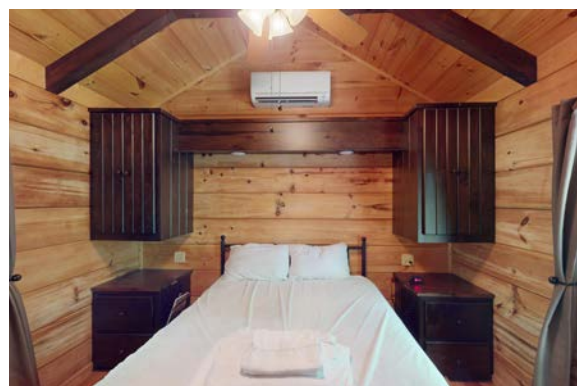
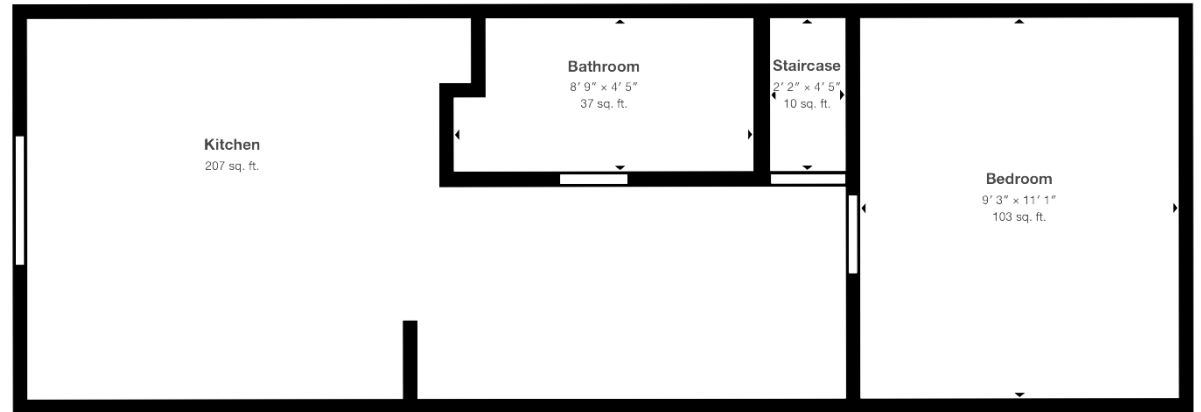
Cabin 2

Property Details

+/- 350 SF

Cabin 2 includes one bedroom, one bathroom, and an additional loft space.

[Virtual Tour](#)



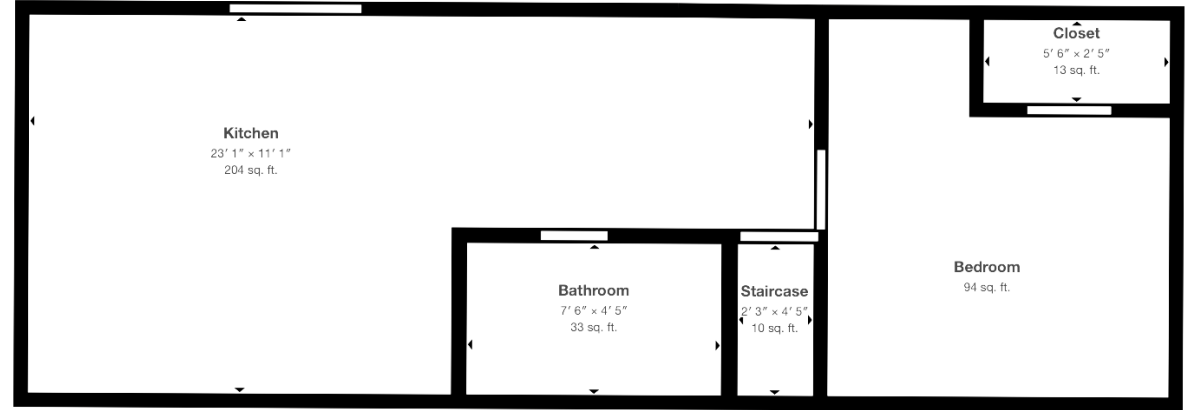
Cabin 3

Property Details

+/- 350 SF

Cabin 3 includes one bedroom with a closet, one bathroom, and an additional loft space.

[Virtual Tour](#)



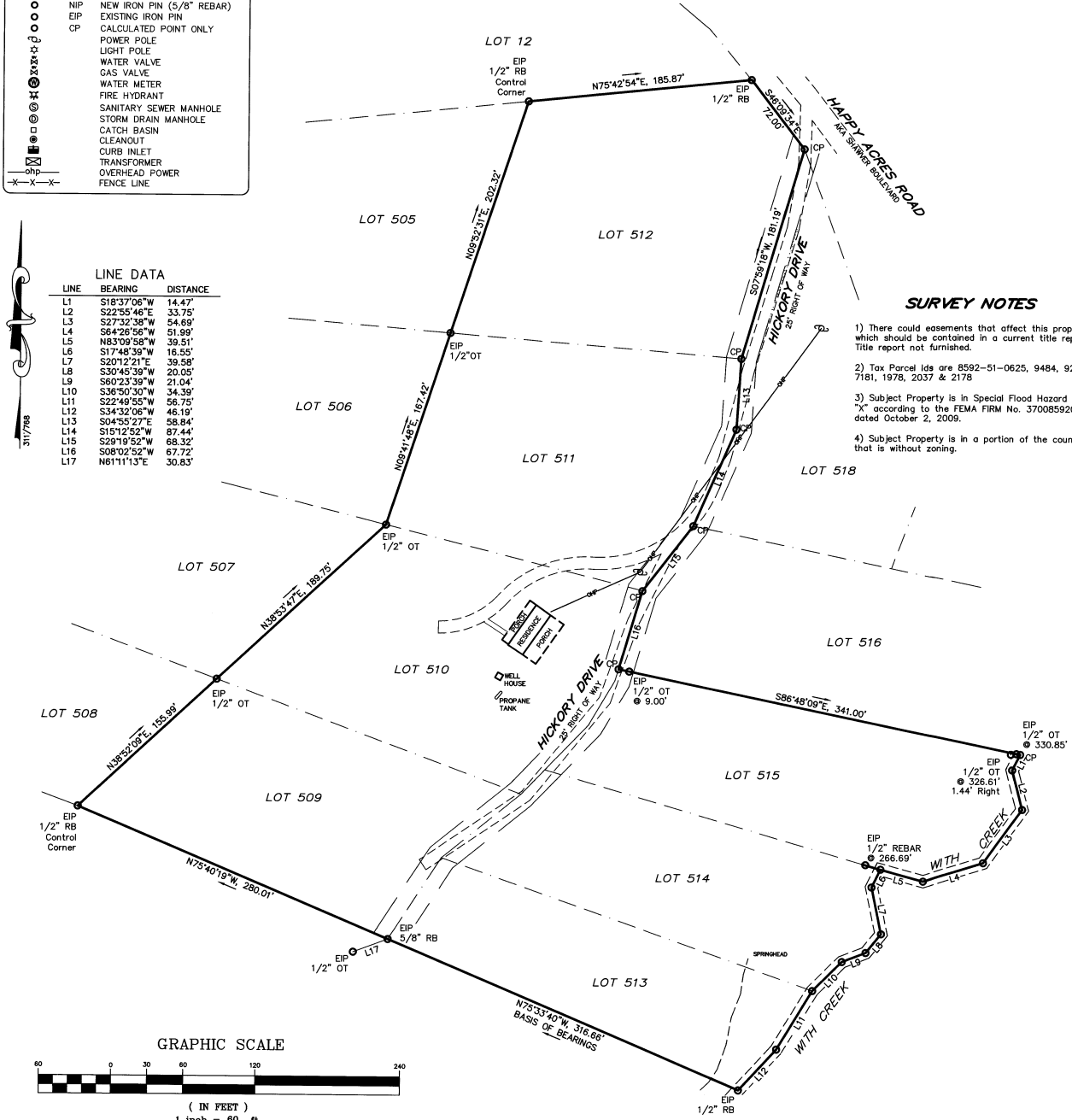
LEGEND:

○	NIP	NEW IRON PIN (5/8" REBAR)
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊙		POWER POLE
⊙		LIGHT POLE
⊙		WATER VALVE
⊙		GAS VALVE
⊙		WATER METER
⊙		FIRE HYDRANT
⊙		SANITARY SEWER MANHOLE
⊙		STORM DRAIN MANHOLE
⊙		CATCH BASIN
⊙		CLEANOUT
⊙		CURB INLET
⊙		TRANSFORMER
—X—X—X—	OH	OVERHEAD POWER
—X—X—X—		FENCE LINE

TOTAL TRACT 6.46 ACRES±

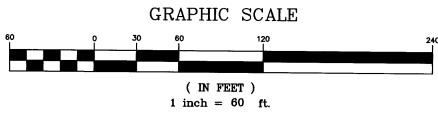
LINE DATA

LINE	BEARING	DISTANCE
L1	S18°37'06"W	14.47'
L2	S22°55'46"E	33.75'
L3	S27°52'58"W	54.69'
L4	S64°26'56"W	51.99'
L5	N83°09'58"W	39.51'
L6	S17°48'39"W	16.55'
L7	S20°12'21"E	39.58'
L8	S30°45'39"W	20.05'
L9	S60°23'39"W	21.04'
L10	S36°50'30"W	34.39'
L11	S22°49'55"W	56.75'
L12	S34°32'06"W	46.19'
L13	S04°55'27"E	58.84'
L14	S15°12'52"W	87.44'
L15	S29°19'52"W	68.32'
L16	S08°02'52"W	67.72'
L17	N61°11'13"E	30.83'



SURVEY NOTES

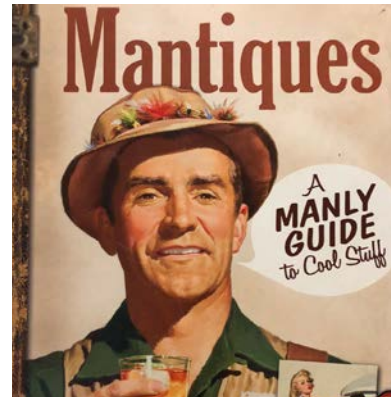
- 1) There could easements that affect this property which should be contained in a current title report. Title report not furnished.
- 2) Tax Parcel Ids are 8592-51-0625, 9484, 9216, 7181, 1976, 2037 & 2176
- 3) Subject Property is in Special Flood Hazard Zone "X" according to the FEMA FIRM No. 3700859200J, dated October 2, 2009.
- 4) Subject Property is in a portion of the county that is without zoning.



Brevard

North Carolina

Brevard is located at the entrance to Pisgah National Forest and has become a noted tourism, retirement and cultural center in western North Carolina. A moderate climate, environmental beauty and cultural activities attract relocators to the area. Downtown Brevard serves as both a vibrant hub for the arts and the crossroads to exceptional outdoor recreation. Known as "Home of the White Squirrel," the downtown is host to several annual festivals including the White Squirrel Festival, 4th of July, Halloweenfest, and Twilight Tour.





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.