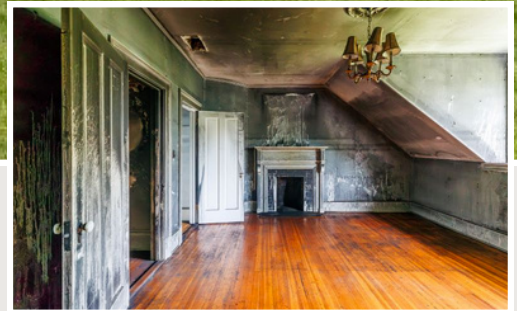
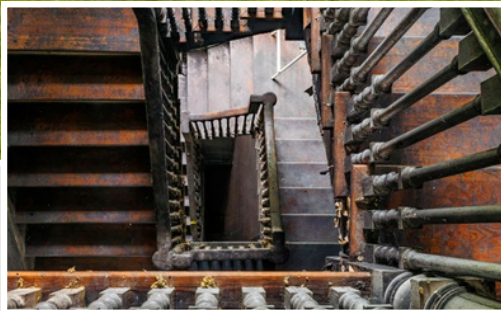




Preservation
North
Carolina

BEAUMONT



FOR SALE

An ideal generational retreat or investment opportunity, this iconic National Register Flat Rock estate dates back to 1839 with timeless beauty and craftsmanship that still shine through. Over 8,000 square feet, approximately 4.76 acres, and historic preservation tax cred eligibility make this a remarkable opportunity for friends, business partners or a family seeking a legacy project.

**72 BEAUMONT DRIVE
HENDERSONVILLE,
HENDERSON COUNTY**

FEATURES

- 8,035 Sq.ft.
- Lot Size: 4.76 Acres
- Zoning: Residential

PRICE: \$750,000

BEAUMONT

GENERAL INFORMATION



ABOUT THIS PROPERTY

Situated on a hilltop, Beaumont began in 1839 as a two-story Gothic Revival-style house constructed of mica-flecked cut granite that was quarried on nearby Glassy Mountain. Its present appearance is the result of a substantial remodeling and enlargement of the house executed in 1910 during the ownership of Frank B. Hayne. Asheville architect Richard Sharp Smith prepared designs for the current two-and-a-half-story, L-plan house with a cross-gable roof, multiple hip-roof dormers, and wraparound porch.

The house incorporates elements of the Tudor Revival and Neoclassical Revival styles, and features four interior stone chimneys with corbelling and arched metal caps. Original first-story windows are nine-over-nine double-hung sash, while the 1910 sections contain four-over-four, six-over-six, eight-over-eight, and diamond-pane sash windows. The flat roof Neoclassical Revival-style porch extends across the full width of the four-bay façade, projecting one bay beyond the northeast end, and wraps around the southwest end of the house where it projects to form a porte-cochère. The porch is carried on wooden Tuscan columns with a turned baluster railing.

Beaumont is a local landmark and eligible for a 50% property tax deferral. As a contributing structure to the Flat Rock National Register Historic District, Beaumont qualifies for historic preservation tax credits.

AREA INFORMATION

Located in Hendersonville and approximately 10 minutes from the historic Village of Flat Rock, visitors and locals alike are drawn to the area for its combination of natural beauty, historic charm, and cultural attractions. The Blue Ridge Mountains and The Park at Flat Rock offer scenic views and opportunities for outdoor activities like hiking, biking, and taking in in the natural environment. The town features quaint shops, galleries, and restaurants. Nearby Asheville, the Biltmore Estate, and Chimney Rock State Park are each an hour's drive or less, making Beaumont a convenient base for exploring the surrounding area.

REHABILITATION

The property will require a significant rehabilitation. Core portions of the interior have suffered severe fire damage while much of the remaining house is intact with need of repaired finishes. Updates may be needed to the kitchen and baths, and all new systems are needed — HVAC, plumbing and electrical.

Prospective buyers must have substantial financial resources for a successful rehabilitation of Beaumont. Submittal of a financial statement will be required prior to scheduling of showings.

