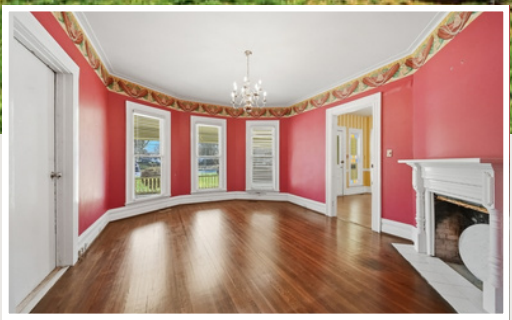
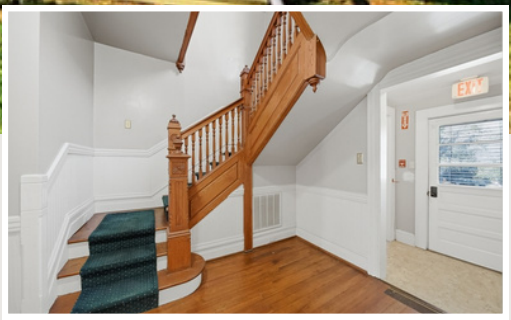
Preservation North Carolina

FOX-INGOLD HOUSE









FOR SALE

121 5TH AVENUE NE
HICKORY, NC 28601
FORSYTH COUNTY

1898 Queen Anne in downtown Hickory offers unique opportunity in Claremont High School National Register Historic District and local Claremont historic district!

FEATURES

- 3,889 square feet
- 0.37 acre
- OI Zoning

PRICE: $599,900

WWW.PRESNC.ORG JACK THOMSON JTHOMSON@PRESNC.ORG 704-473-0005

FOX-INGOLD HOUSE

GENERAL INFORMATION



ABOUT THIS PROPERTY

The Fox-Ingold House, known locally as the "Hospitality House," is ready to be a showcase once again. The inviting wraparound front porch with turned posts and balustrade, hexagonal tower, and sawn work detailing make this home stand out. The interior features five bedrooms and four bathrooms, stained glass windows, nine unique–several that are exquisite–mantels, hand carved newel posts and turned balustrades, original hardwood flooring, original wainscot, built-ins, and more.

The main level offers a large central foyer opening to two front parlors, a dining room with original built-in china cabinet and wainscot, main-level bedroom with en-suite bonus room, kitchen, laundry, and mud room. Winding your way upstairs via the beautifully detailed staircase made of heart pine, another large landing awaits with a stained glass exit to the centrally located upper level porch. Upstairs, four generously sized bedrooms all offer fireplaces and share a hall bathroom.

The property is being sold subject to protective covenants and a rehabilitation agreement. The details and timelines for the rehab agreement will be created utilizing the buyer's plans for the property with final approval of Preservation North Carolina and will be executed at closing.

Mostly cosmetic updates are needed, though prospective buyers will likely wish to update the kitchen(s) and baths, and do their own due diligence regarding all systems including the asphalt shingle roof which is likely near the end of its life span. The parking lot to the rear has a perpetual access easement running along the driveway.

Conveniently located near downtown Hickory's shopping and dining options, Lenoir-Rhyne University sporting events, and local schools and churches. The local zoning allows for multiple potential uses, including single-family residential, B&B, office, and more. As the property is within the **local Claremont historic district**, the Hickory Historic Preservation Commission has design review over the exterior of the property. As a contributing structure to the NR **Claremont High School Historic District**, the property is eligible for historic rehabilitation tax credits.

AREA INFORMATION

Hickory is located an hour from Charlotte and Asheville at the foot of the Blue Ridge Mountains, along I-40. The area is home to numerous parks, mountain bike trails, Lake Hickory, restaurants, breweries, events in the downtown, major retail, local shops, and more. Visit **www.hickorync.gov** to learn more.

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