

MLS Number: 8828



**Listing Price: \$64,269**  
**Address: 91 Blount Way**  
**Acreage: 1.23**  
**Total Heated: 1406**  
**Area: Marion**



**Office Contact Info:**

Listing Agent: Andrea Pressley  
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**Interior /SQ FT Details**

**Exterior Details**

**Features/Utilities**

**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**INTERIOR FEATURES:** Eat-in Kitchen, Large Master Bedroom, Main Bedroom-Main Level, Walk-in Closet(s), Washer/Dryer Connection  
**INTERIOR WALLS:** Sheetrock, Paneling  
**FLOORING:** Carpet, Hardwood, Marble, Vinyl  
**APPLIANCES:** Range/Oven, Refrigerator  
**FIREPLACE:** Wood Burning

**SQ FT Breakdown**

**Main Level:** 1406

**STYLE:** Single Wide  
**YEAR BUILT:** 1980  
**NEW CONSTRUCTION:** No  
**COMMUNITY:** n/a  
**RENTAL PROPERTY:** Yes  
**MONTHLY RENT:** 390  
**LAKE FRONT:** No  
**LOT DESCRIPTION:** Dead End/Cul-de-Sac, Lake/Pond/Stream, Private, Rolling, Wooded  
**EXTERIOR FEATURES:** None  
**EXTERIOR FINISH:** Aluminum Siding  
**ROOF:** Other-See Remarks  
**FOUNDATION:** Underpinning  
**GARAGE/CARPORT:** Attached Carport  
**DRIVEWAY SURFACE:** Gravel  
**PORCH:** Back Porch, Covered Deck, Covered Porch, Front Porch

**TOWNSHIP:** Marion  
**IN CITY LIMITS:** No  
**COUNTY:** McDowell  
**FIRE DISTRICT:** Marion  
**ZONING:** R-1  
**ELEMENTARY SCHOOL:** Marion  
**MIDDLE SCHOOL:** East McDowell  
**HIGH SCHOOL:** McDowell High

**Utilities**

**PRIMARY/SECONDARY HEAT:** Electric Furnace, Monitor Type  
**COOLING:** None  
**WATER/SEWER:** Well, Septic  
**ELECTRIC:** Duke Power **CABLE:** Not Known (Cable)

**Comments/Description:** A very private residence with a creek and porches to enjoy it from! Just a short drive from town, this upgraded house is perfect for a young family or rental property. A large master bedroom suite with large garden tub, and spacious walk-in closet. Hardwood floors with a fireplace, and upgraded kitchen. Also 618 square feet of covered porches! All values are estimates and should be confirmed by buyer's agent.

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