



28 SPRUCE DRIVE · ARDEN, NORTH CAROLINA 28704 · 828-684-2361 · WWW.NOVUSWAY.ORG

December 21, 2020

Dear Lutheridge Family, Friends, and Residents,

The Board of Trustees and leadership of NovusWay Ministries are pleased to offer for sale the ministry's corporate home office located at 28 Spruce Drive, Arden, NC (in the residential section of Lutheridge). Despite its current use as an office, the property is zoned residential and will be sold as a residence for residential, not commercial, use.

It has been an organizational goal for several years to move the corporate home office back to the main part of the Lutheridge campus in order to realize increased efficiencies and collaboration across multiple departments, while also reducing the expenses associated with operating an additional stand-alone building. Expense savings and proceeds from the sale can be used to enhance and support summer camp, programs, and other ministry needs as we seek to fulfill our mission of *providing places set apart to inspire and empower all in Christ's love.*

In order to give Lutheridge family, friends, and residents the first opportunity to purchase the property, NovusWay will conduct a sealed bid process from January 1, 2021 through January 31, 2021 prior to it being listed on the market. The NovusWay Board of Trustees has established a sale price of \$439,000. Qualified offers to purchase will be accepted through the deadline of 9:00 pm on Sunday, January 31, 2021 and reviewed by a committee of the Board on Monday, February 1, 2021. If no offers are received and accepted, then the home will be listed for sale on the MLS with a real estate broker.

Please submit all offers in writing to [sealedbid@novusway.org](mailto:sealedbid@novusway.org) by 9:00 pm on Sunday, January 31, 2021. Cash offers will be given priority. A pre-qualification letter is required with offers seeking financing. Lastly, please feel free to forward this information.

Thank you for your interest.

Sincerely,

Charles R. Bridgers  
President, Board of Trustees

Boyd W. Harris IV  
Executive Director-CEO



THE NOVUSWAY FAMILY OF MINISTRIES CONSISTS OF:

LUTHERIDGE (ARDEN, NC) · LUTHEROCK (NEWLAND, NC) · LUTHER SPRINGS (HAWTHORNE, FL) · LUTHER RANCH (TALLAPOOSA, GA)

# House for Sale

28 Spruce Dr. Arden NC 28704

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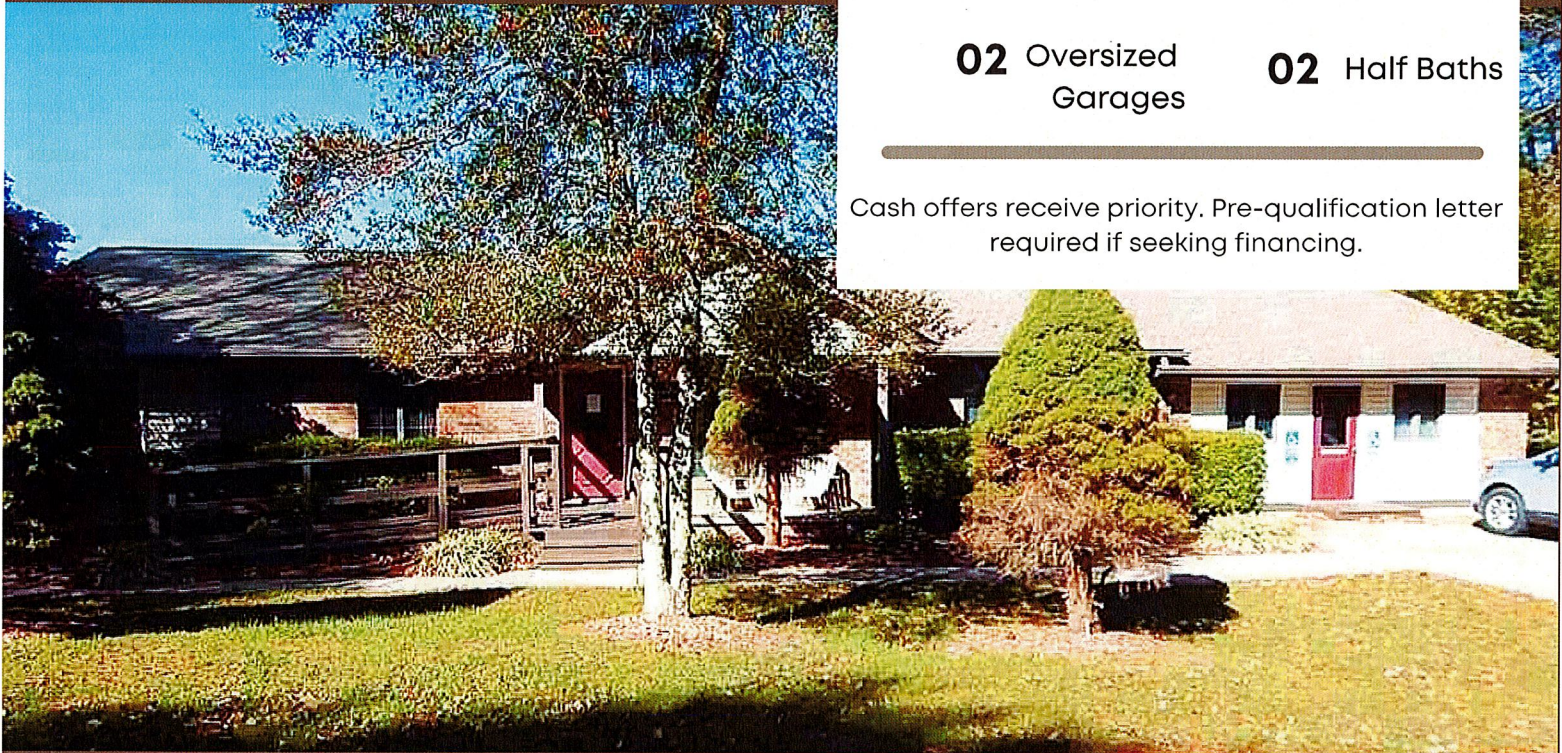
## \$439,000.00

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<b>4,292</b>	Finished Sq.Ft.	<b>.466</b>	Acres
<b>04</b>	Bedrooms	<b>01</b>	Full Bath
<b>02</b>	Oversized Garages	<b>02</b>	Half Baths

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Cash offers receive priority. Pre-qualification letter required if seeking financing.

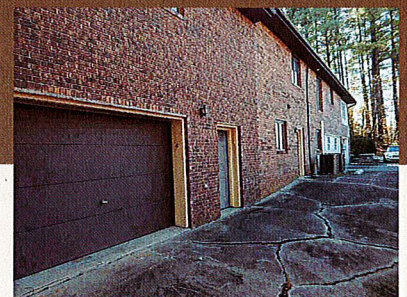


## Sealed Bid Process

In order to give Lutheridge family, friends, and residents the first opportunity to purchase the property, NovusWay will conduct a sealed bid process from January 1, 2021 through January 31, 2021 prior to it being listed on the market. The NovusWay Board of Trustees has established a sale price of \$439,000.00 for the property. Qualified offers to purchase will be accepted through the **deadline of 9:00 pm Sunday, January 31, 2021**



and will be reviewed by a committee of the Board on Monday, February 1, 2021. If no offers are received and accepted, then the home will be listed for sale on the MLS with a real estate broker.



Submit all offers to  
**[sealedbid@novusway.org](mailto:sealedbid@novusway.org)**

Cash offers will be given priority. A pre-qualification letter is required with offers seeking financing.

**Deadline 9:00 pm Sunday, January 31, 2021**

Total acreage .466

Above grade finished -

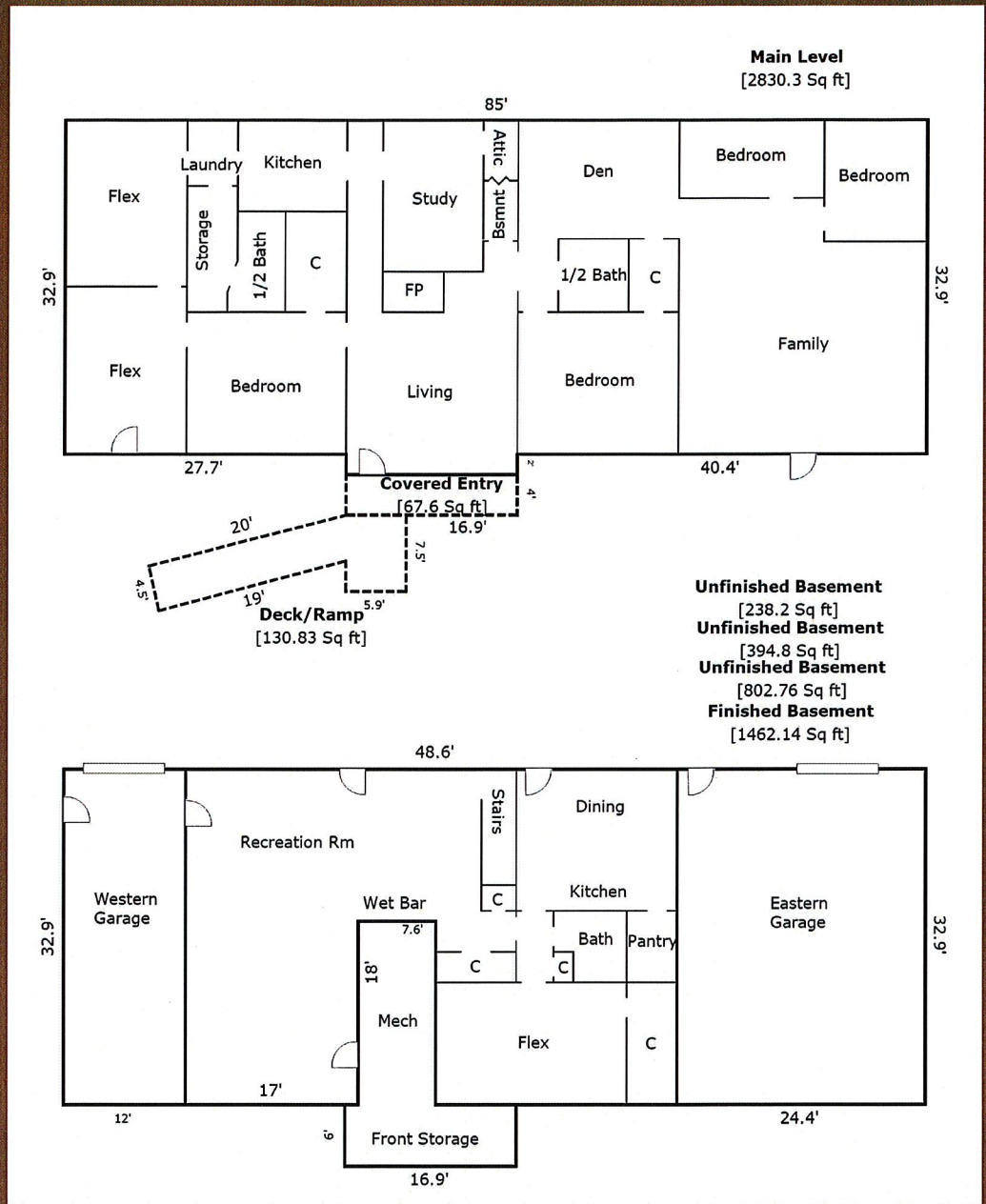
2,830 finished sq.ft.  
Includes 8 flex rooms, 4 bedrooms and 2 half baths.

Below grade finished -

1,462 finished sq.ft.  
Includes 3 flex rooms, and 1 full bath.

Below grade unfinished-

1,436 unfinished sq.ft.  
Includes 2 storage spaces and 2 garage spaces.



## Open House

Jan. 9, 2021 - 10 am to 12 pm

Jan. 12, 2021 - 12 pm to 2 pm

**Deadline for bids is Sunday  
January 31, 2021**

Direct all offers to purchase  
and inquiries to:

**[sealedbid@novusway.org](mailto:sealedbid@novusway.org)**