



MLS #: 2356824

Status: ACTIVE

LAND

3097 N NC 87

Unit#: / Lot#: 4

Area: 305/B

Pittsboro, NC 27312 (City Limits Of):

Subd: To Be Added / Nghbd:

Possession: At Time Of Closing

Special Conditions No Special Conditions

M DOM: 1 LP: \$90,000
 CDOM: 1 SP:
 Financial Concessions
 Contingent Addendum
 Contract Date
 Est/Closing Date

Remarks

Herndon Creek-Second Phase! Newly created 4-lot acreage subdivision in the Pittsboro ETJ, right off the 64 Bypass and only 1 exit away from Chatham Park-Mosaic & Penguin Place. Choose your lot, your builder, no time restriction to build, no HOA. Lots & homesites offer privacy, all lots 2+ acres. Modulars ok with ARB approval. In-law suites, guest homes, home business - all okay. Herndon Creek is your opportunity to have a small farm, animals and life out in the country & still be close to shopping & work.

Directions

At Pittsboro roundabout, go west onto West Street/US 64 Business W, right onto NC Hwy 87/NC87, pass through roundabout and continue on NC Hwy 87. Property will be on left.

School Information

El 1: Chatham - Pittsboro El 2:
 Mi 1: Chatham - Horton Mi 2:
 Hi 1: Chatham - Northwood Hi 2:

General Information

Year Built: New Construction: Est Fin Date:
 Builder Name: Ownership:
 Prim Res:
 Property Leased: No Month to Month: Lease Expires:

Public Data, Taxes, Financing

Tax Value: \$0.00 Tax Rate 0.79250
 Zoning: R-1 Inside City: N
 Financial Comments Oil/Gas Rights Severed?
 No

Measurements- Lot

Lot Size: 2.845 Lot Dim: 289x331x341x546
 Approx Lot SqFt: 123,928.00 Total HOA Dues:

Lot Information

Road Frontage Perk Test Yes
 Cleared Acres Perk Test Date 5/21/2020
 Wooded Acres Water/Sewer Fee
 Price per Acre 31,634.45 # of Beds Yielded 5
 Location

Deed Restrictions 1800 SF min-1 story/2400 SF min-2 story
 Restrictive Covenants Yes

Features

Restrictions Can Use Own Builder, Deed Restriction(s), Residential Covenants
Road Description Private Maintenance, Private Rd Main. Agree, Private Road, Street Unpaved
Road Frontage Description Easement Unpaved
Sewer/Septic 5+ Br, Conventional
Topography Level, Rolling
Utilities Electricity Available, Telephone Available
Vegetation Heavy Wood
Water Supply Need Well
Waterfront Type
Water Body Name
Waterfront Access
ApxWtrFrtg