



Lots/Acres/Farms (Active) Area: 10/1
MLS#: 657607 **LP:** \$ 230,000
Media: [8](#)
Subdivision: Highgate
1610 Pearlstone LN
Type: Lot **Tax Loc:** Union
 Weddington , NC 28079
County: Union

SCHOOLS

Elementary: Weddington **Middle:** Weddington **High:** Weddington

PROPERTY

Approx Lot Dimension: 141 X 280 **Approx. Acres:** 1 **Tax Value:** \$ 0
Parcel ID: [Phase iii, Lot 218](#) **Legal:** Phase 3, File 844-845
Deed Ref: o **Zoning:** R-40 **Price/Acre:** \$ 230,000
Lot Description:
HOA Fee: \$ 700 Annually **HOA Mgmt:** **HOA Phone:**

DESCRIPTION

Can Be Divided: No **Outbuildings:** No **Dwelling:** No
Minimum SqFt to Build: 3000 **Exterior Features:** **Water/Sewer:** City Sewer, City Water
Restrictions: **Proposed Foundation:**
Restrictions:
Community Features: **Additional Info:**

DIRECTIONS

Instructions:

Directions: Providence Road South from I-485. Aproximately 2 miles and then Right into Highgate onto Kings Manor Drive. First left onto Blossom Hill Drive. Left on Pearlstone Lane. Lots on Right.

REMARKS

1 acre flat lot ready to build. Queen City Development Group can build a custom home starting around \$150K per foot or allow buyer to choose another Highgate approved builder. Rear berm beautifully planted and irrigated. Homes on street listed at \$1.4M.

LISTING INFORMATION

FOR APPOINTMENT CALL:	704-549-0002	Office Inv:
List Agent: Robert Bugg	(704) 236-0895	Full Service: Yes
List Agent 2:		Agency Coop:
		BuyerAgent
List Office: Queen City Realty Group	(704) 719-2100	Excl: R A/O: Y
Seller Name: Queen City Dev. Group	--	SA: 3% BA: 3%
Dual/Var: Yes	Named Prospects:	Prop. Fin.:
Bonus:	No	

AGENT REMARKS

Owner related to listing agent. Call for more info on Providence Rd. widening. OK to walk lot anytime. 2 new maples, irrigation system and substantial plantings along berm recently added. Call listing agent to

arrange an informal meeting with builder if interested in a custom home. (Buyer's agent can be paid on entire custom home.)

COMPANY REMARKS

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This information may be subject to errors and should be verified by the user.
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Prepared By: [Robert Bugg](#), Tue, May 20, 2008 12:15 PM