



Lots/Acres/Farms ACT
MLS#: 845257
[Lot218 Pearlstone LN](#)
Weddington, NC 28104

Area: 10-1
LP ↓ \$148,000

Media: 8
Subdivision: Highgate
Type: Lot
Tax Loc: Weddington
County: Union

PROPERTY

Approx Lot Dimension: 141 X 280
Parcel ID: 06174397
Legal: Phase 3, File 844-845
HOA Fee: \$800 Annually
Lot Description:

Approx. Acres: 1.00
Tax Value: \$240,000
Deed Ref: 0
HOA Mgmt:
Zoning: R-40
Price/Acre: \$148,000
HOA Phone:

SCHOOLS

Elementary: Weddington

Middle: Weddington

High: Weddington

DESCRIPTION

Can Be Divided: N
Minimum SqFt To Build: 3,000
Exterior Features:

Out Buildings: N
Water/Sewer: City Sewer, City Water

Dwellings: N

Restrictions: Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet

Proposed Foundation:

Community Features:

Additional Info:

HERS Index:

Green Certification:

DIRECTIONS

Instructions:

Directions: Providence Road in Union County - 2 miles South from I-485. Right into Highgate onto Kings Manor Drive at Hemby light. First left onto Blossom Hill Drive. Left on Pearlstone Lane. Lot on right next door to corner house.

REMARKS

Pride reduced 11-3-10 by \$50K. 1 acre flot lot ready to build and \$92K below tax value. Homes down the street in excess of \$1.5M. Best deal for a lot in Highgate! Buy the lot and Queen City Development can build or bring your own builder to be approved by Harrington/Dowd. Special construction to permanent financing available from seller's lender.

LISTING INFORMATION

FOR APPOINTMENT CALL:

704-549-0002
(704) 719-2100

Office Inv:

Full Service: Y

List Agent: Robert Bugg (11052)

(704) 719-2100

DOM: 598

Agency Coop: Both

List Agent 2:

(704) 719-2100

LD: 03/16/2009

Excl: Exclusive Agency

List Office: Queen City Realty Group (1152)

XD: 01/12/2011

Agent/Owner: Y

Seller Name: Queen City Dev. Group

Named Prospects: N

Prop Fin:

SA: 2 % **BA:** 3 %

Dual/Var: Y

Bonus:

PENDING SOLD INFORMATION

Sell Office:

Terms:

SP:

Sell Agent:

Slr Contr:

Pending:

Agent Co-Sell:

Sold:

AGENT REMARKS

www.queencityrealty.com

Bank requested short sale. Seller is financially healthy but bank wants to sell the lot. All offers to be considered.

COMPANY REMARKS

Properties reported may be listed or sold by various participants in the MLS. This information may be subject to errors and should be verified by the user.

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