



Lots/Acres/Farms ACT
MLS#: 2057878
[1610 Pearlstone LN](#)
Weddington, NC 28104

Area: 10-1
LP: \$148,900

Media: 1
Subdivision: Highgate
Type: Lot
Tax Loc: Weddington
County: Union

PROPERTY

Lot/Unit: Lot 218 **Apprx Lt Dimension:** 141' wide by 280' deep **Approx. Acres:** 1.00
Parcel ID: 06-174-397 **Tax Value:** \$240,000 **Zoning:** R-40
Legal: #218 Highgate Phase 3 **Deed Ref:** 0 **Price/Acre:** \$148,900
HOA Fee: \$800 Annually **HOA Mgmt:** Kuester Management Group
Lot Description: **HOA Phone:**

Special Conditions: Short Sale Subject to Lender or Other 3rd Party Approval

Middle: Weddington

High: Weddington

SCHOOLS

Elementary: Weddington

DESCRIPTION

Can Be Divided: N

Out Buildings: N

Dwellings: N

Minimum SqFt To Build: 3,000

Water/Sewer: City Sewer, City Water

Exterior Features:

Restrictions: Architectural Review, Livestock Restriction, Manufactured Home Not Allowed, Square Feet

Proposed Foundation: Crawl Space

Community Features: Pond, Walking Trails

Additional Info:

HERS Index:

Green Certification:

DIRECTIONS

Instructions:

Directions: Providence Road two miles South of I-485 exit 57. Right into Highgate onto Kings Manor Drive at the Hemby light. First left onto Blossom Hill Drive. Left on Pearlstone Lane. Lot on right next door to the corner house.

REMARKS

Lot for sale \$90K below tax value. Homes down the street in excess of \$1.5M but you could build a 3,000 sq. ft. house and be in for less than \$500K. Best price for a lot in Highgate. Buy the lot and Queen City Development Group can build or bring your own builder for ARC approval. Special construction 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: 1

Agency Coop: Both

List Agent 2:

LD: 01/02/2012

Excl: Exclusive Right

List Office: Queen City Realty Group (1152)

(704) 719-2100

XD: 01/02/2013

Agent/Owner: Y

Seller Name: Queen City Development

Prop Fin:

SA: 1 % **BA:** 3 %

Dual/Var: Y

Named Prospects: N

Bonus:

DDP-End Date:

PENDING/SOLD INFORMATION

Sell Office:

Terms:

SP:

Sell Agent:

Slr Contr:

Pending:

Agent Co-Sell:

Sold:

AGENT REMARKS

Agent is owner. Bring buyer who contracts for lot and home and get paid 3% on both!

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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