Lots/Acres/Farms ACT **Area:** 1-3 **Media:** 3
MLS#: 2057882 **LP:** $25,000 **Subdivision:**
4110 Enoch DR **Type:** Lot
Charlotte, NC 28269 **Tax Loc:** Charlotte
County: Mecklenburg

PROPERTY

Lot/Unit: **Apprx Lt Dimension:** 402 X 295 X 549 X 25 **Approx. Acres:** 2.77
Parcel ID: 04310711 **Tax Value:** $35,200 **Zoning:** R-3
Legal: 16578-875 **Deed Ref:** 16578-875 **Price/Acre:** $9,025
HOA Fee: $0 **HOA Mgmt:**
Lot Description: **HOA Phone:**
Special Conditions: None

SCHOOLS

Elementary: David Cox Road **Middle:** Ridge Road **High:** Mallard Creek

DESCRIPTION

Can Be Divided: Y **Out Buildings:** N **Dwellings:** N
Minimum SqFt To Build: 0 **Water/Sewer:** City Sewer, City Water
Exterior Features:

Restrictions:

Proposed Foundation:
Community Features:

Additional Info: **HERS Index:**
Green Certification:

DIRECTIONS

Instructions:

Directions: I-85 North from Uptown, exit on Sugar Creek, Left over Interstate, continue on Sugar Creek to Right on Enoch Drive. Lot at end of street on left.

REMARKS

A large lot for one or more single family home. Priced $10K below tax value. Great opportunity for a builder or homeowner looking for a large private lot with no deed restrictions. It is believed l ot can be subdivided.

LISTING INFORMATION

FOR APPOINTMENT CALL: **704-549-0002** **Office Inv:** **Full Service:** Y
List Agent: Robert Bugg (11052) (704) 719-2100 **Agency Coop:** Both
List Agent 2: **DOM:** 1 **Excl:** Exclusive Right
List Office: Queen City Realty Group (1152) (704) 719-2100 **LD:** 01/02/2012 **Agent/Owner:** N
Seller Name: South Charlotte Rotary **XD:** 01/02/2013 **SA:** 1 % **BA:** 3 %
Dual/Var: Y **Named Prospects:** N **Prop Fin:**
Bonus:
DDP-End Date:

PENDING/SOLD INFORMATION

Sell Office: **Terms:** **SP:**
Sell Agent: **Slr Contr:** **Pending:**
Agent Co-Sell: **Sold:**

AGENT REMARKS

See LA about subdivision restrictions.

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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