



Lots/Acres/Farms (Active) **Area:** 10/1 **Media:** 3
MLS#: 845257 **LP:** \$ 199,900 **Subdivision:** Highgate

[Lot218 Pearlstone LN](#) **Type:** Lot **Tax Loc:** Weddington
 Weddington , NC 28104

County: Union

SCHOOLS

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

PROPERTY

Approx Lot Dimension: 141 X 280 **Approx. Acres:** 1 **Tax Value:** \$ 240,000
Parcel ID: [06174397](#) **Legal:** Phase 3, File 844-845
Deed Ref: 0 **Zoning:** R-40 **Price/Acre:** \$ 199,900
Lot Description: **HOA Mgmt:** **HOA Phone:**
HOA Fee: \$ 800 Annually

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: Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet
Community Features: **Additional Info:**

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

1 acre flot lot ready to build and \$30K below tax value. Homes down the street in excess of \$2M. Best deal for a lot in Highgate. Build custom with Queen City Development (See MLS # 845253 for a 4,287 sq. ft. home to be built on this lot for \$799,900) or bring your own builder to be approved by Harrindton/Dowd.

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: Both
	List Office: Queen City Realty Group	(704) 719-2100	Excl: A Agent/Owner: Y
	Seller Name: Queen City Dev. Group	--	SA: 2% BA: 3%
	Dual/Var: Yes	Named Prospects: No	Prop. Fin.:
	Bonus:		

AGENT REMARKS

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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Prepared By: [Robert Bugg](#), Mon, Mar 16, 2009 10:00 PM