

## Cross Property Client Full w/photos

### 00 Sam Poole Lane ##21, Taylorsville NC 28681

|   |                                   |                                  |                             |
|---|-----------------------------------|----------------------------------|-----------------------------|
| MLS#: <b>3509043</b>                                  | Category: <b>Lots/Acres/Farms</b> | Parcel ID: <b>3746358099</b>     | List Price: <b>\$18,500</b> |
| Status: <b>Active</b>                                 | Tax Location: <b>Alexander</b>    | County: <b>Alexander</b>         |                             |
| Subdivision: <b>Wittenburg Landing</b>                | Tax Value: <b>\$22,500</b>        | Zoning Desc: <b></b>             |                             |
| Zoning: <b>RES</b>                                    |                                   | Deed Reference: <b>0483/0682</b> |                             |
| Legal Desc: <b>Lot #21 Wittenburg Landing Phase I</b> |                                   |                                  |                             |



#### General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$20,329.67**

#### School Information

Elem: **Wittenburg**  
 Middle: **West Alexander**  
 High: **Alexander Central**

#### Land Information

Approx Acres: **0.91**  
 Acres Cleared: **0.91**  
 Acres Wooded: **0.00**  
 Approx Lot Dim: **289 X 97 X 355 X 161**  
 Min Sqft To Build: **1,800**  
 Prop Foundation: **N/A**  
 Road Frontage: **289**  
 Lot Desc: **Corner Lot, Open/Cleared, Paved Frontage, Views, Water view**

#### Utility/Plan Information

Sewer: **Tap Fee Required, None**  
 Water: **County Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

#### Additional Information

Prop Fin: **Cash, Construction/Perm Loan, Conventional, FHA, VA**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **05/18/2019 : NEWS : ->ACT**

#### Features

Waterbody Name: **Lake Hickory**  
 Lake/Water Amenities: **None**  
 Comm Features: **Lake, Other**  
 Access: **Paved Road**  
 Suitable Use: **Residential**

Street: **Paved**

#### Association Information

Subject To HOA: **Required**      Subj to CCRs: **Yes**      HOA Subj Dues: **Mandatory**  
 HOA Management:      HOA Phone:      Assoc Fee: **\$125/Annually**

#### Remarks

Public Remarks: **Absolutely GORGEOUS .91 Acre Lot in Wittenburg Landing Subdivision. Beautiful views of not only Lake Hickory, but of the mountains in the distance. This property is a cleared, gently sloping lot prime for building that dream home. County Water/Septic to be installed by Buyer. Perc test was performed on property in 2005 for 3 BR/3 Bath home but has expired. Motivated Sellers. Bring all Offers! Convenient to schools, shopping and major transportation routes.**  
 Directions: **From Hwy 16 N: Cross over Oxford Dam Bridge into Alexander County. Immediately turn LEFT onto Wayside Church Road. Go 3/4 mile and bare to the RIGHT continuing on Wayside Church Rd. Go 1/3 mile and turn LEFT onto Rink Dam Rd. Go approximately 1.5 miles. Turn LEFT onto Sam Poole Road. Property on LEFT.**

#### Listing Information

DOM: **3**      CDOM: **372**      Closed Dt:      S/r Contr:  
 UC Dt:      DDP-End Date:      Close Price:      LTC:



Prepared By: **Tim Yount**

©2014 CarolinaMLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 05/18/2019 9:44:01 AM

Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.