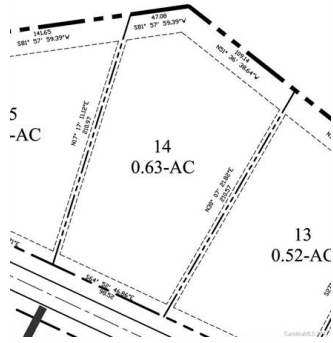


Cross Property Client Full

Lot 14 Shearer Road #14, Davidson NC 28036

MLS#: 3334760	Category: Lots/Acres/Farms	Parcel ID: 003-092-01	List Price: \$264,900
Status: Active	Tax Location: Davidson	County: Mecklenburg	
Subdivision: Narrow Passage	Tax Value: \$1,392,600	Zoning Desc: 30496-582	
Zoning: RPA		Deed Reference: 30496-582	
Legal Desc: 15201 E ROCKY RIVER RD			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$420,476.19**

Land Information

Approx Acres: **0.63**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **3,500**
 Prop Foundation: **Crawl Space**
 Lot Desc: **Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

School Information

Elem: **Davidson**
 Middle: **Bailey**
 High: **William Amos Hough**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Green Cert: None	HERS:
Comm Features: Walking Trails	
Access:	Street: Paved
Improvements: None	
Suitable Use: Residential	

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management:	HOA Phone:	Assoc Fee: \$214.96/Annually

Remarks

Public Remarks: **Come explore the regions first conservation neighborhood w/29 Luxury Lots framed by canopies of hardwoods along with 9 home Cottage Homes w/landscape service. 37 of the 59 acres are designated conservation spaces w/fields, streams & pristine protected wetlands. Miles of walking trails w/exercise stations & parks. Greenway access to Davidson, River Run CC & Fisher Farm Park (where there are hundreds of acres of biking & walking trails). Biking distance to Downtown Davidson & Davidson College.**

Directions: **I77N to Exit 25 (Highway 73), go approx 7 miles to Davidson Concord Rd stop light. Turn Left. Go to Circle, go 1/4 away around circle. Exit Right on to East Rocky River Rd. Go to Shearer Rd. Turn Left on Shearer Rd. 1/4 mile on left is Narrow Passage.**

Listing Information

DOM: 476	CDOM: 476	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Christy Walker

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