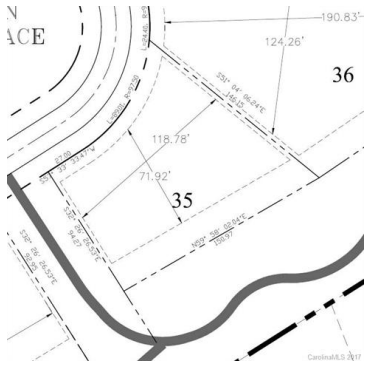


## Cross Property Agent Full

### Lot 35 Shearer Road #35, Davidson NC 28036

CMLS#: <b>3334505</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>003-092-01</b>	List Price: <b>\$249,900</b>
Status: <b>Active</b>	Tax Location: <b>Davidson</b>	County: <b>Mecklenburg</b>	
Subdivision: <b>Narrow Passage</b>	Tax Value: <b>\$1,392,600</b>	Plat Book/Slide:	
Zoning: <b>RPA</b>	Deed Reference: <b>30496-582</b>	Block/Section:	
Legal Desc: <b>15201 E ROCKY RIVER RD</b>			



#### General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$780,937.50**

#### Land Information

Approx Acres: **0.32**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **3,500**  
 Prop Foundation: **Crawl Space**  
 Lot Desc: **Trees, Wooded**  
 Restrictions: **Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet - Yes**

#### School Information

Elem: **Davidson**  
 Middle: **Bailey**  
 High: **Unspecified**

#### Utility/Plan Information

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

#### Additional Information

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

#### Features

Green Cert: <b>None</b>	HERS:
Fixtures Exceptions: <b>No</b>	
Comm Features: <b>Walking Trails</b>	
Access:	Street: <b>Paved</b>
Improvements: <b>None</b>	
Suitable Use: <b>Residential</b>	

#### Association Information

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

#### 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.

**Agent Remarks:** Choose from 1 of the 3 prominent custom home builders. Architectural guidelines will assure each house will add a distinct look to the neighborhood. \$25k landscape allowance given to the 1st 10 Estate Lots SOLD!

**Instructions:** None

**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/Agent/Office Information

DOM: <b>480</b>	CDOM: <b>480</b>	TOM Dt:	Expiry Dt: <b>04/26/19</b>
Mkt Dt: <b>10/30/17</b>	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: <b>No</b>		List Type: <b>Exclusive Right</b>	
For Appointment Call: <b>800-756-9464</b>		Agent Phone: <b>704-439-5300</b>	
List Agent: <b>Christy Walker (58718)</b>		Office Ph: <b>704-892-5518</b>	
Office: <b>Keller Williams Lake Norman (481201)</b>		Transaction Broker:	Bonus:
Buyer Agency: <b>3%</b>	Sub Agency: <b>3%</b>	Seller Name: <b>WH</b>	
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Full Service: <b>Yes</b>	

Prepared By: Christy Walker

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