

5319 Osprey Drive, Mebane, North Carolina 27302-7749

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List Price: **\$119,900**

MLS#: **4238778** Category: **Lots/Acres/Farms** County: **Alamance**
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$78,823**
 Subdivision: **Duchy Air Park** Zoning:
 Zoning Spec: **RA** Deed Ref: **4356-422**
 Parcel ID: **162544** Apx Lot Dim:
 Legal Desc: **DUCHY AIR PARK LOT 20**
 Apprx Acres: **1.43**
 Lot Desc: **Taxiway Lot**



General Information

Type: **Lot**
 Can Divide?:
 \$/Acres: **\$83,846.15**
 Levels:

School Information

Elem: **Garrett**
 Middle: **Hawfields**
 High: **Southern Alamance**

Land Information

Apprx Acres: **1.43**
 Acres Cleared:
 Acres Wood:
 Min SF to Bld: **1,700**
 Prop Found:
 Rd Frontage:
 Lot Desc: **Taxiway Lot**
 Restrictions: **Architectural Review, Building, Height, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet, Subdivisio**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Dwellings: **No**
 Beds Septic:

Additional Information

Prop Finance: **Cash** Lease Considered: **No**
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Privately Maintained Road**

Features

Lot Description: **Taxiway Lot**
 Fixtures Exclsn: **No** Basement Dtls:
 Road Surface: **Paved** Patio/Porch:
 Suitable Use: **Residential** Fire Sprinkler:
 Comm Feat: **Airport/Runway**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mangement: **Duchy Property Owners Association** HOA Phone: Assoc Fee: **\$2900/Annually**

Remarks Information

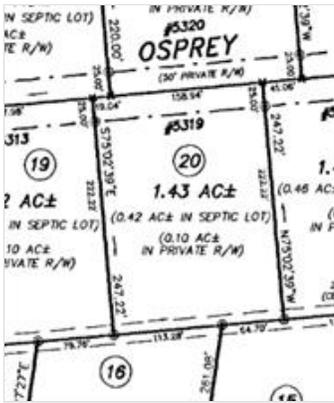
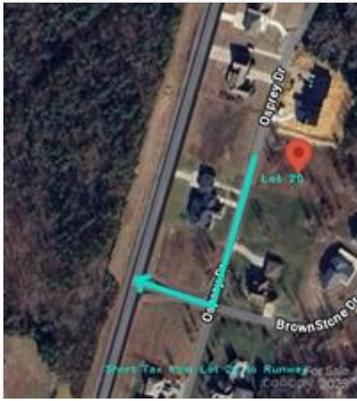
Public Rmrks: **Nice taxiway lot at The Duchy at Chapel Hill, a fly-in community in Alamance County, NC. Lot 20 will have a short taxi to the 3,500' paved runway. This lot is very well located in one of the most beautiful airparks in NC. The Duchy is a well managed airpark with improvements that support the prices of \$800K to \$1.5M home sales. It may be possible to purchase the lot beside Lot 20 should a buyer like more acreage. Just ask. Lot 20 conveys together with an off-site septic lot, Lot 20A. All plumbing from off-site septic lot to the building lot is in place. Lot 20A needs a new septic permit (an old septic permit has expired) and Lot 20 needs a well. The Duchy is one of the few airpark communities in NC that has access to natural gas. Make an offer for this building lot now. So few airpark properties are available in NC, this one won't last long. Plat, restrictions, bylaws, HOA information available upon request. Questions answered. Better pictures coming soon.**

Directions:

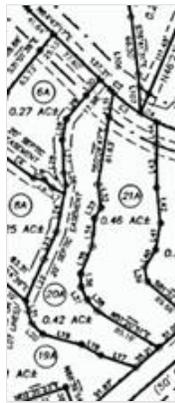
Listing Information

DOM: **23** CDOM: **23** Slr Contr:
 UC Dt: DDP-End Dt: LTC:

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Lot 20



Off