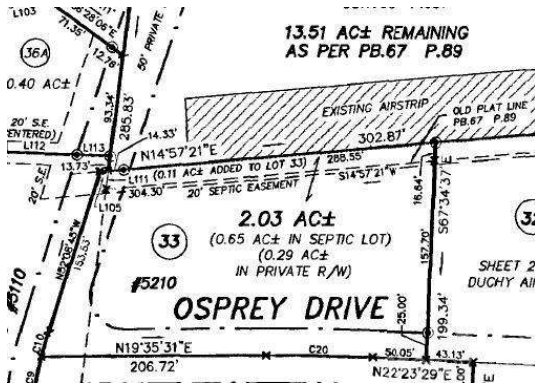


5210 Osprey Drive, Mebane, North Carolina 27302-7748

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List \$: **\$150,000**MLS#: **4415173**Category: **Lots/Acres/Farms**County: **Alamance**Status: **ACT**Parcel ID: **162437**Acres: **2.03**Legal Desc: **DUCHY AIR PARK LT 33**City Tax Pd To: **No City Taxes Paid**Tax Val: **\$77,389**Zoning: **RA**Subdivision: **Duchy Air Park**Deed Ref: **4489-19**OSN: **Canopy MLS**

General Information

Type: **Lot**
 Can Divide?:
 \$/Acres: **\$73,891.63**
 Levels:

School Information

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

Land Information

Apprx Acres: **2.03**
 Acres Cleard:
 Acres Wood:
 Min SF to Bld: **1,700**
 Prop Found:
 Rd Frontage:
 Lot Desc:
 Restrictions:

Utility/Plan Information

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

Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet, Subdivision, Other - See Remarks

Additional Information

Prop Finance:
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Privately Maintained Road**

Lease Considered: **No**

Features

Waterbody Nm:
 Fixtures Exclsn: **No**
 Road Surface: **Paved**
 Suitable Use: **Residential, Other - See Remarks**

Lake/Wtr Amen: **None**
 Basement Dtls:
 Patio/Porch:
 Fire Sprinkler:

Association Information

Subject to HOA: **Required**
 HOA Mangementt:

Subj to CCRs: **Yes**
 HOA Phone:

HOA Subj Dues:
 HOA Fee: **\$3000/Annually**

Remarks Information

Public Rmrks: **Runway lot at The Duchy at Chapel Hill, a fly-in community in Alamance County, NC. Lot 33 is shown as 2.03 acres, with 0.65 acres conveyed in the off-site septic lot, Lot 33A, and 0.29 acres within the street setback. Buyers will have full use of Lot 33A for the septic system serving Lot 33. This is a prime runway lot strategically located where owners will taxi directly onto the 3,500' paved runway in one of the most beautiful and well-managed airparks in North Carolina. The Duchy continues to make improvements that support home values in the \$800K to \$1.5M range. Lot 33 will need a well and will connect to a septic line from Lot 33A already in place on Lot 33. The Duchy is one of the few airpark communities in NC with access to natural gas. Very few airpark building lots are available in North Carolina, and runway lots are especially rare. Make an offer for this exceptional homesite. Plat, restrictions, bylaws, and HOA information available on the website. Questions answered. Better pictures coming soon.**

Directions: **From Burlington NC on I-40 turn onto Hwy 54 going south to turn left on Thom Rd, then immediately turn left onto Duchy Dr. Enter the subdivision gate and continue on Duchy Dr to Osprey Dr. 5210 Osprey Dr is the corner lot on Duchy Dr and Osprey Dr. From Chapel Hill NC turn onto Hwy 54 going north to turn left on Thom Rd, then immediately turn left onto Duchy Dr. Enter the subdivision gate and continue on Duchy Dr to Osprey Dr. 5210 Osprey Dr is the corner lot on Duchy Dr and Osprey Dr.**

Listing Information

DOM: **1**
 UC Dt:

CDOM: **1**
 DDP-End Dt:

Slr Contr:
 LTC:

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MLS#: **4415173****5210 Osprey Drive, Mebane, NC 27302-7748**Price: **\$150,000**