

Cross Property Agent Full

Lot 1320 Round Leaf Lane, Ferguson NC 28624

CMLS#: 3663614	Category: Lots/Acres/Farms	Parcel ID: 0702194	List Price: \$49,600
Status: Active	Tax Location: Wilkes	County: Wilkes	
Subdivision: Blue Ridge Mountain Club	Tax Value: \$140,000	Plat Book/Slide:	
Zoning: R	Deed Reference: 1227-450	Block/Section:	
Legal Desc: See deed for metes and bounds			



General Information

Type: **Lot**
 Can be Divided?:
 \$/Acres: **\$42,758.62**

Land Information

Approx Acres: **1.16**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **740**
 Prop Foundation:
 Restrictions: **Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Community Sewer**
 Water: **Public Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Features

Fixtures Exceptions: **No**
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues:

Remarks

Public Remarks: **Lovely views from this 1.16 acre cul-de-sac lot in the desirable Blue Ridge Mountain Club. Blue Ridge Mountain Club is a wonderful development on over 6,000 acres located near Boone and Blowing Rock, NC. Well suited for the active outdoor enthusiasts and view watchers alike, there are many of outdoor activities and attractions: there is hiking and fishing and 50 miles of UTV trails. Your POA fees automatically entitle you to enjoy the new on-site amenities without a buy in or club fee. Amenities include the state of the art Ascent Wellness and Fitness Center, newly opened Lookout Grill, Chetola Sporting Reserve, Watson Gap Pavilion, Event Terrace, and clubhouse. There are frequent events and music at the event terrace and clubhouse. Community water and sewer.**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Property is being sold AS-IS. Seller is accepting offers in the form of a "letter of intent," which can be a simple email to LA with 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call LA for more info.**

Instructions: **Call Listing Agent, No Sign**

Directions: **From Wilkesboro, travel West on Hwy 268. Turn Right onto Elk Creek Darby Rd. Turn Right onto Triplett Rd. Use second entrance on Left into Blue Ridge Mountain Club. Turn Right on Round Leaf Ln. Property is at cul-de-sac on Round Leaf Ln.**

Listing/Agent/Office Information

DOM: 248	CDOM: 248	TOM Dt:	Expiry Dt: 12/31/21
Mkt Dt: 09/17/20	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 828-408-1651	
List Agent: Zach Johnson (62482)		Office Ph: 336-751-4444	
Office: The Swicegood Group Inc (10160)		Transaction Broker:	Bonus:
Buyer Agency: 2%	Sub Agency: 0%	Seller Name: United States of America	
Named Prosp: No	Dual/Var: No	Full Service: Yes	
Web Url:			

Prepared By: Zach Johnson