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 #remaxtallguy

Lot #40 Ridge Top Circle, Clyde, North Carolina 28721

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List \$: **\$28,000**

MLS#: **3528287** Category: **Lots/Acres/Farms** County: **Haywood**
 Status: **ACT** Parcel ID: **8713-34-6229** Acres: **1.67**
 Legal Desc: **#40 SECT A HURRICANE RIDGE** Zoning: **r-1**
 City Tax Pd To: **Clyde** Tax Val: **\$36,800** Deed Ref: **722-100**
 Lot Dim: Elevation: **4000-4500 ft.**
 Subdivision: **Hurricane Ridge Ltd** OSN: **Canopy MLS**



General Information

Type: **Lot**
 Can Divide?: **No**
 \$/Acres: **\$16,766.47**
 Levels:

School Information

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

Land Information

Apprx Acres: **1.67**
 Acres Cleared:
 Acres Wood:
 Min SF to Bld: **800**
 Prop Found: **N/A**
 Rd Frontage: **Private Road**
 Lot Desc: **Adjoins Nat/State Forest, Private, Wooded**
 Restrictions: **Manufactured Home Not Allowed, Modular Not Allowed, Square Feet**

Utility/Plan Information

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

Additional Information

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

Features

Lot Description: **Adjoins Nat/State Forest, Private, Wooded**
 View: **Long Range, Mountain(s), Winter, Year Round**
 Foundation: **N/A** Doors:
 Exterior Cover: Fireplaces:
 Road Surface: **Gravel** Road Frontage: **Private Road**
 Roof: Patio/Porch:
 Suitable Use: **Residential** Other Structure: **None**
 Comm Feat: **Gated Community, Walking Trails** Fire Sprinkler:

Association Information

Subject to HOA: **Required** Subj to CCRs: **Undiscovered** HOA Subj Dues: **Mandatory**
 HOA Mangement: HOA Phone: Assoc Fee: **/Annually**

Public Remarks

Nestled amidst pristine beauty, this property is surrounded by nature's wonders. Located just minutes from both Waynesville and Maggie Valley, it provides easy access for delightful day trips to nearby Cherokee and Gatlinburg. Situated adjacent to National Forest Land, and in close proximity to the Great Smoky Mountains National Park, this parcel ensures a seamless connection with the outdoors. Residents of Hurricane Ridge enjoy both privacy and security while relishing the breathtaking views that this lot promises. With its ideal location and stunning vistas, this property presents an unparalleled opportunity to bring your dream home to life. Accessible via Barn Cove, the journey to the top awaits, offering a panoramic perspective that is sure to inspire. Please be advised that a gate code is required for entry, ensuring exclusivity and tranquility for all who call this community home. Embrace the chance to craft your ideal mountain retreat in this picturesque setting.

Agent Remarks


The posted septic report has expired. Four Wheel drive is required by HOA. This property is located in the gated community of Hurricane Ridge. Fantastic views potential. Build your dream. Come in through Barn Cove and go to the top. Gate code needed.

Showing Instructions/Directions

From Waynesville go to I-40 West. Take exit 15 and turn right. After 1.1 Miles turn left on to Bill McElroy Rd. Continue to gate, gate code needed. Follow Hurricane Ridge Trace to the top and turn left on to Ridge Top Circle. Property is on left at the sign.

List Agent/Office Information

DOM: **1,816** CDOM: **1,816** Expire Dt: **07/01/2025**
 Mkt Dt: **07/11/2019** DDP-End Dt:
 Agent/Own: **No**

For Appt Call: [800-746-9464](tel:800-746-9464)
 List Agent: [Martin Burson \(560500971\)](tel:560500971) 
 List Team: [\(77697\)](tel:77697)
 List Office: [RE/MAX Executive \(NCM572\)](#)
 Co-List Agent: [Amy Sugg \(560500941\)](tel:560500941)
 Co-List Team: [Mountain Legacy Team \(77697\)](#)
 Co-List Office: [RE/MAX Executive \(NCM572\)](#)
 Buyer Agency: **5%** Sub Agency: **0%**
 Dual/Var: **No**
 Web URL:

List Agreement: **Exclusive Right To Sell**
 Agent Phone: [828-506-3373](tel:828-506-3373)
 Office Phone: [828-564-9393](tel:828-564-9393)
 CoAgt Phone: [828-558-1690](tel:828-558-1690)
 CoOff Phone: [828-564-9393](tel:828-564-9393)
 Transact Bkr: Bonus:
 Seller Name: **Of Record**
 Full Service: **Full Service**

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