

00 Holland Avenue, Charlotte, North Carolina 28206

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List \$: **\$250,000**

MLS#: **4183399**

Category: **Lots/Acres/Farms**

County: **Mecklenburg**

Status: **INC**

Parcel ID: **077-072-14**

Acres: **0.34**

Legal Desc: **L16 B19 M4-676**

City Tax Pd To: **Charlotte**

Tax Val: **\$76,500**

Zoning: **N1-D**

Lot Dim: **100 x 146 x 100 x 149**

Deed Ref:

Subdivision: **Statesville Ave Terrace**

Elevation:

OSN: **Canopy MLS**



General Information

Type: **Lot**
Can Divide?: **Yes**
\$/Acres: **\$735,294.12**
Levels:

School Information

Elem: **Druid Hills Academy**
Middle: **Druid Hills Academy**
High: **West Charlotte**

Land Information

Apprx Acres: **0.34**
Acres Cleard: **0.34**
Acres Wood: **0.00**
Min SF to Bld: **2,000**
Prop Found:
Rd Frontage:
Lot Desc:
Restrictions: **Square Feet, Other - See Remarks**

Utility/Plan Information

Sewer: **City Sewer**
Water: **City Water**
Dwellings: **No**
Beds Septic:

Additional Information

Prop Finance: **Cash, Construction Perm Loan**
Ownership: **Seller owned for less than one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Lease Considered:

Features

Waterbody Nm:
Fixtures Exclsn: **No**
Road Surface: **Paved**
Suitable Use: **Multi-Family, Residential**

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

Association Information

Subject to HOA: **Optional**

Subj to CCRs: **Undiscovered**

HOA Subj Dues: **Voluntary**

Public Remarks

ATTENTION ALL INVESTORS OR BUILDERS!! TRI-PLEX TOWNHOME DEVELOPMENT WITH APPROVED PLANS!! The Name of the Project is Holland Ave Triplex. All Building Plans are approved and ready for you to build the wonderful 3 Townhome Plan! Townhome A and C are 2,446 Heated SQFT, 4 bedrooms 3.5 Baths with 3 Car Garages! WOW! Townhome B in the Center is 2009 Heated SQFT with 3.5 Baths with a 2 Car Garage. The Garages are Tantom Garages, please see plan photo. These 2 parcels (077-072-13 & 14) are combined for a total of .34 Acres. Each Townhome can be sold separately. Check into this quick before it is GONE!!

Agent Remarks

The Seller is Four Corners of Charlotte, LLC. These plans are approved! Contract the Listing Agent with any questions you might have! You can contact her on her cell at 803-370-2426.

Showing Instructions, Considerations, and Directions

Showing Service, Other - See Remarks, None

See Remarks

List Agent/Office Information

DOM:
Mkt Dt:
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Cherie Burris (51579)**
List Office: **RE/MAX Executive (130307)**
Seller Name: **Four Corners Of Charlotte LLC**
Web URL: **www.cherieburris.com**

CDOM:
UC Date:

DDP-End Dt:

Expire Dt: **03/31/2025**

Off Mkt Dt:

List Agreemnt: **Exclusive Right To Sell**

Agent Phone: **803-370-2426**

Office Phone: **803-578-7989**

Full Service: **Full Service**

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Price: **\$250,000**

