

Double 5.84 Acre lot in the Gated Community of The Sanctuary at Tryon in Columbus, NC



5.84 Acres

\$90,000

Polk County, North Carolina

www.landresellers.com/properties/2f4c502ee27



Property Details

Property Types: Land

State: North Carolina

County: Polk County

City: Columbus

Zip: 28722

Price: \$90,000

Total Acreage: 5.84

Property ID: 2f4c502ee27

Property Address: Holland Dr, Columbus, NC, 28722

APN: P47-410 & P47-411

Dimensions:

241x62x60x155x118x176x444x49x102x69x48xL149xL150

GPS: 35.24265, -82.221477

Subdivision: The Sanctuary at Tryon

CCRs: Yes

Roads: Paved

Power: Available

Water: Available

Sewer: Septic Required

Taxes: \$487

Double 5.84 Acre lot in the Gated Community of The Sanctuary at Tryon in Columbus, NC

Underground power, city water & soil tested and are approved for guaranteed septic

Property Address: Holland Dr, Columbus, NC 28722

Latitude/Longitude: 35.242650, -82.221477

County: Polk

Subdivision: The Sanctuary at Tryon

Google Map - <https://goo.gl/maps/iyU4XSY3i7KmCCq56>

Directions: Head southwest on W Mills St toward Weaver St, At the traffic circle, take the 2nd exit and stay on W Mills St, At the traffic circle, take the 1st exit onto NC-108 W/W Mills St, Continue to follow NC-108 W, Turn right onto Holland Dr, Keep left, Destination will be on the left (call for gate code)

PRICE: \$90,000 Plus closing costs

Permitted uses - Site built homes only with a minimum of 1,600 square feet of conditioned space on the main floor and a minimum of 2,000 square fee of conditioned living space for multi-level homes). Manufactured/Modular Homes Not Allowed.

Property Description:

Ever wonder what it's like living in the foothills of Columbus, NC with million dollar homes in the area? Take a look at these 5.84-acre combined two lots with stunning mountain views in the gated community of The Sanctuary of Tryon, North Carolina. These beautiful parcels have underground power, city water and soil tested and are approved for guaranteed septic. It has quick access to Highway NC-108 and I-28 for an easy commute to the major cities of Asheville, 41 miles to the North, and Charlotte 86 miles to the East. Tryon is nestled at the base of the Blue Ridge Escarpment in the Thermal Belt region of western North Carolina. Year after year, Tryon's moderate winters, cool summer breezes, rolling landscapes, and mountain views attract those looking for a new place to call home.

Property Info

Power: Available - Duke Energy Carolinas (800) 777-9898

Sewer: Septic Required - All lots have been soil tested and are approved for guaranteed septic

Water: Available - Community well fed by the City with a \$2,500 tap fee

Gas: Propane Required

Telephone: Available

Cable: Available

Permits: None

Access: Private Road - Paved

HOA: Yes - \$1,000 annually, Butler Management 828-974-1725, 615-215-1212

Violations: None

Survey: Yes

CCR's: Yes

Property Details

Parcel Number: P47-410 & P47-411

Property Type: Residential Vacant Land

Lot Size: 254,390 SqFt

Acres: 5.84 AC

Topography: Sloped

Dimensions: 241x62x60x155x118x176x444x49x102x69x48xL149xL150

Shape: Irregular

Zoned: Municipal P-1

FEMA Flood Hazard Zone: X

FEMA Floodway: No

Yearly Tax Amount: \$243.72 + \$243.72 = \$487.44

Road Type: Paved

Road Maintenance: Private Maintained Road

School District: Polk County Schools

Legal: Lot Numbers: 40 & 41 District: 9 City, Municipality, Township: COLUM TOWNSHIP Subdivision Name: THE SANCTUARY TRYON Phase No: 2 Brief Description: LOT 40 4.43 ACRES, PHASE II, OT10 THE SANCTUARY @ TRYON Recorder's Map Ref: F186

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/nc/polk/columbus/6405>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

CURRENT TAX INFO-PRC - <http://parcels.polknc.org:8080/P47-410.pdf>

GIS Map - <https://polknc.maps.arcgis.com/apps/webappviewer/index.html?id=99ac3c7a67b8439fbd78af81f3943609&marker=-82.22209528509524%2C35.242292448535906%2C%2C%2C&markertemplate=%7B%22title%22%3A%22P47-410%22%2C%22longitude%22%3A-82.22209528509524%2C%22latitude%22%3A35.242292448535906%2C%22isIncludeShareUrl%22%3Atrue%7D&level=18>

Photos - <https://photos.app.goo.gl/nNu1B7NqtkBGNhk19>

Polk County Planning Department

828-894-2732

<https://www.polknc.gov/maintenance1.php>

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

Seller Information



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