



**Lots/Acres/Farms**  
(Active)

**MLS#:** 775417

[26lots Karras Commons](#)  
[WAY](#)  
Charlotte , NC 28105

**Area:** 4/5

**Media:** 3

**LP:** \$  
159,000

**Subdivision:** Karras  
Commons

**Type:** Lot

**Tax Loc:** Charlotte

**County:** Mecklenburg

**SCHOOLS**

**Elementary:** McKee Road

**Middle:** J.M. Robinson

**High:** Providence

**PROPERTY**

**Approx Lot Dimension:** 63' X 135'

**Approx. Acres:** 0.2

**Tax Value:** \$ 0

**Parcel ID:** [23104106](#)

**Legal:** L26 M6-837

**Deed Ref:** 23370-481

**Zoning:** R-3

**Price/Acre:**

**Lot Description:**

**HOA Fee:** \$

**HOA Mgmt:**

**HOA Phone:**

**DESCRIPTION**

**Can Be Divided:** No

**Outbuildings:** No

**Dwelling:** No

**Minimum SqFt to Build:** 2200

**Exterior Features:**

**Water/Sewer:** City Sewer, City Water

**Restrictions:**

**Proposed Foundation:** Basement, Crawl Space

**Restrictions:** Architectural Review, Square Feet

**Community Features:**

**Additional Info:**

**DIRECTIONS**

**Instructions:** Call Listing Agent

**Directions:** Providence Rd South to McKee Rd/Ballantyne Commons Pkwy before I-485 exit 57. Left on McKee, through Tilley Morris light. Right on Knox Ave. A new street called Helena Park Lane will start on Right and connect back to Tilley Morris Rd.

**REMARKS**

26 new lots for sale to a builder or multiple builders. HOA covenants and entrance monumentation not yet finalized - bring a builder and we will customize. Great opportunity for new construction in Providence High school district for only \$159K per lot! Infrastructure to be completed July/August 2008.

**LISTING INFORMATION**

**FOR APPOINTMENT CALL:**

**704-549-0002**

**Office Inv:**

**List Agent:** [Robert Bugg](#)

(704) 236-0895

**Full Service:** Yes

**List Agent 2:**

**DOM:**2

**Agency Coop:** Both

**List Office:** Queen City Realty Group(704) 719-2100

**LD:** 5/20/2008

**Excl:** A A/O: N

**Seller Name:** R.H. Hagemeyer

**XD:**

**SA:** \$2500

12/31/2008

**BA:** 3%

**Dual/Var:** No

**Named Prospects:**

**Prop. Fin.:**

No

**Bonus:**



