

Lake Norman Waterfront Lot

2.58 Acres

Catawba County, NC

\$584,900



HAYDEN  OUTDOORS.

Lake Norman Waterfront Lot

TOTAL ACRES:

2.58

PRICE:

\$584,900

COUNTY:

Catawba County

CLOSEST TOWN:

Denver, NC

Activities & Amenities:

Boating/Sailing/Rafting
Deep Water Access
Fishing
Pond/Lake
Water Access
Waterfront
Wooded

Land Details:

Address: 3618 Tee Street, Sherrills Ford, North Carolina 28673, USA
Closest Town: Denver, NC
Total Acres: 2.58
Zoning: R-30
Elevation: 810 feet
Topography: Wooded
Vegetation: Timber
Estimated Taxes: \$1,918 - 2024
Source of lot size: Assessor/Tax Data

About This Property

Great opportunity to own on a large vacant lot on Lake Norman! This parcel is approximately 2.58+/- acres of untouched waterfront acreage in the fast growing Sherrills Ford area. With big hardwoods and terrain that slopes gradually down to the shoreline, the land lays out very well and with over 350+/- feet of shoreline, the possibilities are endless! For your very own private showing, call John Tate at (704) 530-6794.

Land

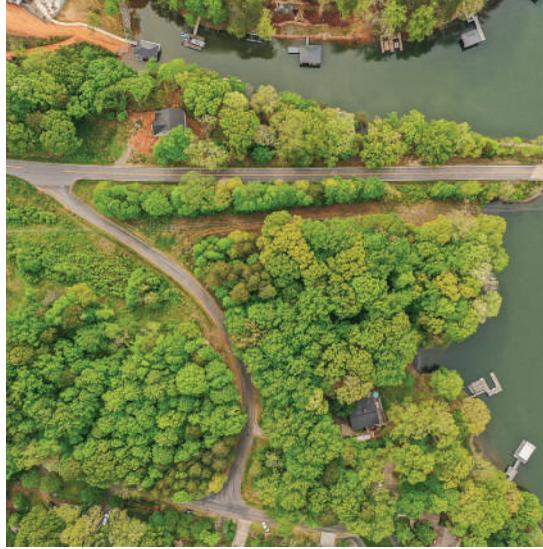
The lot sits on the north side of the lake with approximately 350+/- feet of shoreline and approximately 700 feet of road frontage along Mt. Pleasant Church road and its highest point is located along Tee Street. It starts out at 810 feet above sea level along the road and then drops down to the shoreline to approximately 760 feet.

With big hardwoods and terrain that slopes gradually down to the shoreline, it gives you great views of the lake.

This parcel has a power line right-of-way easement along Mt. Pleasant Church Road that covers about 0.6 acres of the overall acreage. However this area sits lower than the main ridge line of the land and with the tree line of mature timber, it is barely visible.

A perc test will need to be completed to confirm the land is suitable for a home. The Catawba County Environmental Health Department will be very helpful in this process. The Duke Power Shoreline Activities Department can be contacted about obtaining approval and a permit to build a private dock.





Recreation

Lake Norman is the state's largest man-made lake and offers tons of recreational activities such as boating, fishing, skiing, jet skiing, lake front dining and many more! The spring, summer and fall are all great seasons to spend time in the outdoors and on the lake! Some mild winter days are also great for a boat ride and fishing can be enjoyed all year long.

Region & Climate

The summers in Sherrills Ford, NC are hot and muggy. The winters are very cold and wet, and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 32°F to 88°F and is rarely below 19°F or above 94°F. The spring, summer and fall are all great seasons to spend time on outdoors and on the lake! Some mild winter days are also enjoying for a boat ride and fishing can be enjoyed all year long.

Location

This vacant lot is located on Lake Norman and just a couple miles from the fast growing and popular Sherrills Ford area. This area has great amenities such as restaurants, grocery stores, shopping, gas stations and others. It is only 5 miles away from Denver, NC that has all of the amenities listed above and more. You can be in Mooresville, NC in about 20 minutes and the Charlotte Douglas International Airport in 25 minutes, depending on traffic.

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BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



John Tate

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