

## Cross Property Client Full w/photos

**8125 Strawberry Lane, Charlotte NC 28277**

MLS#: <b>3735516</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>225-213-27</b>	List Price: <b>\$149,900</b>
Status: <b>Closed</b>	Tax Location: <b>Charlotte</b>	County: <b>Mecklenburg</b>	Sales Price: <b>\$155,000</b>
Subdivision: <b>Raintree</b>	Tax Value: <b>\$115,000</b>	Zoning Desc: <b>20431-172</b>	
Zoning: <b>R15PUD</b>			
Legal Desc: <b>L180 M15-227</b>			



General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$369,047.62**

School Information

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

Land Information

Approx Acres: **0.42**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim: **129 X 180 X 67 X 181**  
 Min Sqft To Build: **2,000**  
 Prop Foundation:  
 Road Frontage: **129**  
 Lot Desc: **Wooded**

Utility/Plan Information

Sewer: **City Sewer, Tap Fee Require**  
 Water: **City Water, Tap Fee Require**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Features

Fixtures Exceptions: **No**  
 Comm Features: **Golf Course, Playground, Pond, Sidewalk, Street Lights, Tennis Court(s), Walking Trails**  
 Access: **City Street**  
 Suitable Use: **Residential**

Association Information

Subject To HOA: **Required** Subj to CCRs:  
 HOA Management: **SI Communities (managem** HOA Phone: **704-897-1389** HOA Subj Dues: **Mandatory**  
 HOA Email: **Andre@csicommunities.com** HOA 2 Email: Assoc Fee: **\$325/Annually**

Remarks

Public Remarks: **One of the few remaining undeveloped lots in the Raintree subdivision. Beautiful wooded .42 acre lot has great 129 foot street frontage. Perfect lot to build your dream home. Great location in popular golf community of Raintree. Seller does not have a survey but you can see approximate dimensions from the aerial photos.**

Listing Information

DOM: **3** CDOM: **3** Closed Dt: **06/02/21** Slr Contr: **\$0**  
 UC Dt: **05/06/21** DDP-End Date: **06/06/21** Close Price: **\$155,000** LTC: **30**



Prepared By: Linda Hoverman O'Neal