
**BEAR RIDGE
PHASE I**
File#B236

Land Size & Price: LOT 16 BLOCK 2 = 1.71 ACRES \$17,900 MLS #18-11896
LOT 17 BLOCK 2 = 1.64 ACRES \$17,900 MLS #18-11898 (SALE PENDING)

Area: CASWELL

Legal Description: BEAR RIDGE PHASE I; PALMER RECORDING DISTRICT; PLAT #2005-83

Directions: PARKS HIGHWAY NORTH TO APPROX MILE 88; RT ON HIDDEN HILLS RD; LFT ON CASWELL LAKES ROAD; GO APPROX 2 MILES; SEE LOTS ON RIGHT JUST PAST AMUNDSEN AVE.

Access: MAINTAINED GRAVEL ROAD

Water Front: LOT 18 HAS FRONTAGE ON CASWELL CREEK

Utilities: NONE

Covenants: YES; READ THE CC&R'S (EXTERIORS MUST BE COMPLETED WITH LOG, STONE, BRICK OR MANUFACTURED SIDING; EXTERIORS MUST BE COMPLETED W/IN 1 YR FROM DATE OF CONSTRUCTION; SINGLE FAMILY STRUCTURES ONLY; 320 SF BLDG SIZE MIN; GUEST HOUSES MAY NOT EXCEED 1,500 SF; DOCKS ON CASWELL CREEK ARE PROHIBITED; TRAVEL TRAILERS ALLOWED FOR NO MORE THAN 180 DAYS; NO PERMANENT TRAILERS OR MOBILE HOMES; NO ANIMALS MAY BE KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES; NO MORE THAN 3 DOGS, CATS OR HORSES ALLOWED PER LOT; NO POULTRY; NO STORAGE OF INOPERABLE VEHICLES; NO RESUBS RESULTING IN SMALLER LOTS; GENERATORS MUST BE KEPT IN DETACHED, SOUNDPROOF SHEDS).

Buildings: NONE

Trees: GENTLY ROLLING TO SLOPING AT CREEK

Surveyed: YES; THE CORNERS WERE ORIGINALLY

MARKED WITH 24" x 58" REBAR WITH 2"
ALUMINUM CAPS

Taxes: APPROX \$218.28 YR EACH FOR LOTS 16 & 17

Terms: CASH; OR OWNER WILL FINANCE SALE
WITH A MINIMUM OF 25% DOWN
PAYMENT.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.