
BEAR RIDGE
PHASE I
File#B236

Land Size: 1.71 ACRES
Price: \$17,900
Area: CASWELL
Legal Description: LOT 16 BLOCK 2 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 LOT ON RIGHT JUST PAST AMUNDSEN AVE.
Access: MAINTAINED GRAVEL ROAD
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
Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH 24" x 58" REBAR WITH 2" ALUMINUM CAPS
Taxes: APPROX \$218.28 YR

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

Remarks: MLS #18-11896

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.