



## UPDATED!! 0.90 ACRE HOMESITE LOT FOR SALE IN CENTRAL ALAMANCE COUNTY NC!

### REDUCED

For immediate assistance with this listing call Sean Maloy at 844-412-1200.

**With a new survey and issued septic permit, this lot is ready for your new home!-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Lot - 3

Located in the Boone Station Township area of east-central Alamance County, NC, you'll find this very private +/- .90-acre property that is a unique opportunity for anyone who's looking to build a home in a country setting, but still close to town! -

Identified as Lot-3 on the recent survey, it contains approximately +/- .90-acres of fully wooded land ready for your new home. -Access to this tucked-away property is located on Howle Drive, via Greenson Lane (both are private roads), from Huffman Mill Road.

This lot comes with a new survey and has an approved septic permit for a 3-bedroom, making it ready for you to choose your builder and get started building your new home!

Here are a couple things to know when considering this property:

-There is confirmed 4G-LTE cell service with Verizon.

-a 3-bedroom septic permit has been issued (see Property Documents Tab for details).

-The lot is subject to some Deed Restrictions, here are a few of the major ones for your consideration: -

\*Residential use only. -

\*Minimum 1,300 heated square feet for a single-story home; or minimum 1,800 heated square feet for a two-story home. -

\*House pets only are allowed. -

\*These restrictions were created prior to modern modular home techniques. -Mobile-homes may not be allowed; however, modular/site-built homes should be allowed. -Please review the Restrictive Covenants for more information (see Property Documents Tab for details). -

\*No Homeowners Association. -

\*No Road Maintenance Agreement. -

\*No commercial use or activity.

-The building site is limited to one designated area on the lot (see Property Documents Tab for details).

-Schools District is Alamance County: - -

Highland Elementary - Grades: K-5 - Distance: 1.0 mi - -

Turrentine Middle - Grades: 6-8 - Distance: 4.7 mi - -

Walter M. Williams High - Grades: 9-12 - Distance: 5.0 mi

The local surrounding area has an abundance of outdoor attractions for the whole family. In Alamance County, there are a few incredible public access waterways for your recreational use year-round. The Lake Mackintosh Park & Marina is just a couple miles west of this property and offers fun for the entire family with its kayak & rowboat rentals, picnic sites, playground, pier & bank fishing, and boat ramp for your own boat ( <https://www.burlingtonnc.gov/245/Lake-Mackintosh-Park-Marina>). Just a few miles east you'll find the Haw River and the Haw River Trail network. -This unique feature is still in progress and will eventually offer 80-miles walking/hiking trails along the Haw River ( <https://thehaw.org/>). -

To the north, Caswell County offers some of the best outdoor activities in North Carolina as it boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and horseback riding ( <https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>).

The property is approximately 13-miles west of Mebane, NC, 1-mile south of Burlington, NC, and 15-miles from Greensboro, NC. -All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting. -

Link to map: <https://id.land/ranching/maps/a409a440b7d310ce1e16921b16660568/share>

This property is shown by appointment only. Please contact me directly to coordinate your private tour.-

## MORE DETAILS

**Address:**

Off Howle Drive  
Burlington, NC 27215

**Acreage:** 0.9 acres

**County:** Alamance

**MOPLS ID:** 53670

**GPS Location:**

36.049200 x -79.526000

**PRICE: \$69,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE / VICE  
PRESIDENT OF OPERATIONS**

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