



## 42-211 LEGION BEACH ROAD, COLUMBIA, TYRRELL

### ACTIVE

Quaint Sound Front Residential Neighborhood! Less than 45 Miles to the OBX! Less than 5 miles from downtown Columbia, on a spectacular point where the Albemarle Sound meets the Scuppernong River! One Road (paved w/ Cul De Sac), 18 total possible houses maximum, only 2 built as of 2025. 1200sf minimum. Waterfront Common area w/ Pier! 2 of the 9 lots are "double lots" as they were both permitted for septic as two lots together (lots 20 & 21 and lots 26 & 28). The other 6 lots were each permitted individually for septic. 8 approved 3BR septic permits; permits expired in 2021, but the County Health Inspector has been cooperative about re-permitting, and is open to increasing permits to 4BRs (will be a case-by-case decision, but he seemed to think that most of the lots would accommodate a 4BR septic permit). The lots all have frontage on Legion Court, are all level, partially-cleared, and all have county water & underground electric. Lots 25 and 26 are sound-front, each with approximately 125+ feet on the ALBEMARLE SOUND! Lots 16 & 17 are contiguous, .4 & .45 acres each. Lots 20 & 21 were permitted together for a septic system (likely able to re-permit for a larger system if desired), and the road frontage stretches around most of the right half of the cul de sac! This double lot totals 1.54 acres, is directly across the cul de sac from the Sound, common area & pier! This one is a gem, and should offer nice sound views! Lot 25 is Sound Front, 1.73 acres, and fronts Legion Court on the bottom left of the Cul De Sac. Lot 26 is also Sound Front, 3.2 acres, and is adjacent to Lot 25... together these two lots could offer almost 5 acres of sound front living, and approximately 250 feet of water frontage! Lot 28 is two lots down from 26, but is currently deeded to convey with Lot 26, for a septic easement... BUT if 25 and 26 were to convey together, that would leave Lot 28 to be disconnected from Lot 26, to make an additional .41 acre building lot, which backs up to beautiful farmland. Lot 29 is .44 acres, lightly wooded, and also backs up to the farmland, making a peaceful & quiet setting. These lots are also for sale individually, as well as together with two more lots in the adjacent Phase 1 of Legion Woods (on Legion Beach Rd - 2 interior lots approximately .4 acre each); the Seller prefers to sell these lots together, and therefore is listing the grouping of lots at a deeply-discounted total price compared to the sum of each individual lot price. Call the Listing Broker for more details, interest in specific groupings of lots, and for answers to any questions!

### MORE DETAILS

#### Address:

42-211 Legion Beach Road  
Columbia, NC 27925

#### County: Tyrrell

#### GPS Location:

35.949121 x -76.309919

**PRICE: \$274,990**