





Customer Display

Vacant Land 69743 Active		(4) L\$299,000	
	Addtl Status: Area: Cashiers Subdivision: Cedar Hill Lot Size/Acres: 4.850 Lake/Stream: Township: Cashiers Section: 3 Subdividable: No Farming Lease: No City Limits: Yes Road Maint: Yes Zoning: No Flood Plain: No		
	County: Jackson Lot #: 80 Road Frnt Feet: Septic/BRS: 5 Club Mem Req: No Road Maint Fee: Zoning Type: Srch Acres: 4 - 5		
Deed Rest: Yes	HOA: Yes	Tot Ann Fee: 860	Fee Year: 2009
Deed Bk/Pg: 1469 / 710	PIN: 7582-32-5805	Portion/All of PIN: All	Taxes: \$840.00
Tax Year: 2009			
FEATURES			
Amenities:	Gated Access , Paved Access , Picnic Area , Walking/Bike Trails		
Fees:	Association Fee , Impact Fee		
Docs on File:	By-Laws/Covenants/Restrict , Plat/Tax Map		
View:	Good , Mountain , Stream		
Water:	Private/Community	Sewer:	Septic Evaluation
Topography:	Cul-De-Sac , Gently Rolling , Near Level	Frontage:	Stream
Financing:	Cash		
Remarks:	\$5,000 TO SELLING AGENT (w Broker permission) & REDUCED FROM \$369,000! 4.85 ac. of gentle land in Cedar Hill w view & Rochester Creek headwaters! Septic app. for 5 bedrms! Architectural plans available for 4 bedrm, approx 5,000sf hse & 900 sf guest cottage. Cul de sac privacy. Driveway roughed in. Water included in HOA fee. Cleared hse site. Abundant natural azaleas, rhodod & carpeted in ferns!		
PREPARED BY			
	ELIZABETH PAUL, BIC		
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