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#### 4201 Mara Lane, Monroe NC 28110

List Price: **\$39,900**

|   |                                   |                                 |
|---|-----------------------------------|---------------------------------|
| MLS#: <b>3480461</b>                              | Category: <b>Lots/Acres/Farms</b> | Parcel ID: <b>09-336-193</b>    |
| Status: <b>Active</b>                             | Tax Location: <b>Monroe</b>       | County: <b>Union</b>            |
| Subdivision: <b>Myers Meadows</b>                 | Tax Value: <b>\$28,200</b>        | Zoning Desc:                    |
| Zoning: <b>res</b>                                |                                   | Deed Reference: <b>3763-223</b> |
| Legal Desc: <b>#84 MYERS MEADOWS PHII SEC IIO</b> |                                   |                                 |



#### General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$57,826.09**

#### School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

#### Land Information

Approx Acres: **0.69**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim: **21x329x217x68x153**  
 Min Sqft To Build: **1,000**  
 Prop Foundation:  
 Road Frontage: **40**  
 Lot Desc: **Cul-de-sac Lot**

#### Utility/Plan Information

Sewer: **City Sewer**  
 Water: **City Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

#### Additional Information

Prop Fin: **Cash**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

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|                                  |                              |
|----------------------------------|------------------------------|
| Access: <b>City Street</b>       | Street:                      |
| Suitable Use: <b>Residential</b> |                              |
| Subject To HOA: <b>None</b>      | Subj to CCRs: HOA Subj Dues: |

Public Remarks: **Cul-de-sac building lot in established Myers Meadows. Water & Sewer available per Monroe city utilities 704-282-4500. Buyer to confirm all details and any restrictions. Restrictive Covenants from seller available on mls media link.**

Directions: **Hwy 74 E from Charlotte toward Monroe to left on Rocky River Road to left on Myers Rd to Rt on Atkinson Way to left on McGee Ln to Rt on Mara Ln to end of cul-de-sac**

|                     |                |              |            |
|---------------------|----------------|--------------|------------|
| Listing Information |                |              |            |
| DOM: <b>0</b>       | CDOM: <b>0</b> | Closed Dt:   | Slr Contr: |
| UC Dt:              | DDP-End Date:  | Close Price: | LTC:       |

Prepared By: James Kluth