

Agent Information

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1738010

Active

Land

LP: \$ 429,000

[593 ROYAL SUNSET Drive](#)**City:** Durham**Zip:** 27713**Area/Sub:** 305/E**Lot #:** 63**Subdivision:** The Hills of Rosemont**Nrbhd:****School Information****Elementary 1:** Chatham - N Chatham**Elementary 2:****Middle 1:** Chatham - N Chatham**Middle 2:****High 1:** Chatham - Northwood**High 2:**

Directions: FROM I-40 TAKE 751 SOUTH TOWARDS JORDAN LAKE, MAKE LEFT ONTO O'KELLY CHURCH RD. GO 2 MILES, 2ND ENTRANCE, ROYAL SUNSET ON LEFT, THROUGH GATES LOT ON THE LEFT.



Remarks: LARGE WOODED LOT IN A 400 ACRE GATED COMMUNITY OF QUIET ELEGANCE, BEAUTIFUL ROLLING HILLS, LAKES, AND MATURE HARDWOODS. A PREMIUM LOCATION WITHIN MINUTES OF CARY, DURHAM, CHAPEL HILL, RALEIGH AND RTP. A COMMUNITY UNPARALLELED IN ITS BEAUTY IN ITS BEAUTY, LOCATION.

General Information**Approx Acres:** 4.335**Wooded Acres:** 4.335**Cleared Acres:****Price per Acre:****Annual Farm Inc:****Farm Comments:****Perk Test:** y**Perk Test Date:** 12/08/2003**Lot Dimensions:** 473x190x38x170x415x461**Deed Restrictions:** AS PER HILLS OF ROSEMONT**Next OH:****Restrictive Covenants:** Y**Water/Sewer Fee:** 0.00**Financing and Taxes****Tax Value:** \$365,887**Tax Rate:** 0.6700**TM/BK/PAR/LT or Deed Page:****Zoning:** R-1**Tot HOA Dues:** \$ 4,500**Pin #:****Legal Desc:** R1-16-63**In City:** No**Features****Property Type:** Vacant Lot**Primary Type:****Location:** Res. Subdivision**Topography:** Rolling**Sales Options:****Utilities:** Elec/Avail, Gas/Avail, Tele/Avail**Building:****Documents****Available:****Road Type:** Private Maint**Road Frontage:** Street Paved**Desc:****Farm Use:****Easements:****Restrictions:****Sewer/Septic:** 5+ Br**Vegetation:** Hardwoods, Heavy Wood**Improvements:****Water Supply:** Com Wtr Site**Farm:****RR/Airport:** Air 6-10 Mi**Lot Description:** Hardwood Trees**Equipment/Prod:**