

\$ 479,000

DOWNTOWN WEAVERVILLE RESIDENTIAL REAL ESTATE
2 Acre Prime Multi-Parcel Acquisition consisting of 3 Individual Development Sites that can be left separated for development or combined into one large parcel.
Overview: Three adjacent parcels offering a combined 100+ feet of frontage along Alexander Road, each with a 35-foot presence ideal for standalone development

THE PARCEL BREAKDOWN

Parcel 1 (Main Lot & Structure) Description: Features a 1,593 sq. ft. building with a new roof, public road access, and generous yard space. Fully equipped with water/sewer connection fees paid, lines extended to the building, a dedicated 200-amp electrical service, and a transformer sized to support all 3 parcels. The existing building is completely open inside and ready to be finished.	Parcel 2 (Adjacent Land) Description: A beautiful rolling setting directly bordering Parcel 1, offering an expansive 0.64-acre canvas ideal for your custom dream home, an expansive backyard, or auxiliary outbuildings. This private, nature-filled parcel combines peaceful neighborhood charm with exceptional convenience, giving you the freedom to build exactly what you envision while staying seamlessly connected to Downtown Weaverville.	Parcel 3 (Adjacent Land) Description: The largest of the parcels, this exceptional 0.85-acre parcel is positioned to offer maximum seclusion and an expansive natural setting. Perfectly suited for easy construction , it provides generous breathing room for a sprawling property, custom landscaping, a private driveway, and detached outbuildings. Enjoy this rare, peaceful, tree-lined sanctuary
Size & Details: 0.49 Acres PIN: 973299849200000 Zoning: R1 Residential	Size & Details: 0.64 Acres PIN: 973299833700000 Zoning: R1 Residential	Size & Details: 0.85 Acres PIN: 973299737100000 Zoning: R1 Residential
Utilities Ready: Substantial infrastructure investments already completed. Parcel 1 has Public Water, Sewer, and 200A Electric Service established. Prime Location: Excellent frontage and accessibility on Alexander Road.		
<i>For more details, county reports, and updates, visit: 66Alexander.com</i>		