

# Lot 3 Osprey Mountain Way #3, Sylva, North Carolina 28779

## Lot 3 Osprey Mountain Way #3, Sylva, North Carolina 28779

List \$: **\$225,000**

MLS#: **4126667** Category: **Lots/Acres/Farms** County: **Jackson**  
Status: **ACT** Parcel ID: **7640-56-1654** Acres: **6.06**  
Legal Desc: **Lot 3 Osprey Mountain Way** Zoning: **None**  
City Tax Pd To: **Webster** Tax Val: **\$101,990** Deed Ref: **26/492**  
Lot Dim: Elevation: **2000-2500 ft.**  
Subdivision: **Osprey Village** OSN: **Canopy MLS**

### General Information

Type: **Lot**  
Can Divide?: **No**  
\$/Acres: **\$37,128.71**  
Levels:

### School Information

Elem: **Unspecified**  
Middle: **Unspecified**  
High: **Smoky Mountain**



### Land Information

Apprx Acres: **6.06**  
Acres Cleared: **0.50**  
Acres Wood: **5.56**  
Min SF to Bld: **1,800**  
Prop Found:  
Rd Frontage: **Private Road**  
Lot Desc: **Riverfront, Rolling Slope, Sloped, Trees, Views, Wooded**  
Restrictions: **Manufactured Home Not Allowed, Modular Not Allowed**

### Utility/Plan Information

Sewer: **Septic Needed**  
Water: **Well Needed**  
Dwellings: **No**  
Beds Septic: **3**

### Additional Information

Prop Finance:  
Ownership: **Seller owned for at least one year** Lease Considered: **No**  
Spcl Cond: **None**  
Rd Respons: **Privately Maintained Road**

### Features

Lot Description: **Riverfront, Rolling Slope, Sloped, Trees, Views, Wooded**  
Waterbody Nm: **Tuckasegee River** Lake/Wtr Amen: **None**  
View: **Long Range, Mountain(s), Water, Winter, Year Round** Doors:  
Fixtures Exclsn: **No** Basement Dtls:  
Exterior Cover: Road Frontage: **Private Road**  
Road Surface: **Paved** Patio/Porch:  
Roof: Other Structure: **None**  
Other Equipmnt: Horse Amenities: **None**  
Suitable Use: **Residential** Fire Sprinkler:  
Utilities: **Underground Utilities**  
Comm Feat: **None**

### Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
HOA Mangemnt: HOA Phone: Assoc Fee: **\$200/Annually**

### Public Remarks

**Lot 3 Osprey Mountain features 2 elevated homesite potentials. A west/southwest panorama overlooking the Town of Webster or south/southeast Tuckasegee River overlook. Enjoy peaceful and picturesque sunsets or sunrises. Cleared homesite; 3-br septic; well permit; underground utility; ideal for a walk-out basement or multi-story home for an elevated living experience and long range views. County will allow a Primary Residence and Secondary Guest Suite. Includes Tuckasegee River frontage. Abundant hardwood trees and mountain laurel. Conveniently located within 4 miles of Sylva, Dillsboro, and Cullowhee, and is unrivaled in its proximity to local amenities and mountain top seclusion, views and Tuckasegee River frontage which makes this property truly unique for the area. Franklin, NC (15 miles). Asheville, NC (35 miles). National & State Parks, Blue Ridge Parkway, Hiking, Rafting, Tubing, Trout Fishing, Casino, and Nightlife.**

### Agent Remarks

**Call to schedule a viewing appointment. 828-554-1224 or 910-367-8760 or 828-606-2900. It is advisable to take the Listing Agent to understand build Pads.**

### Showing Instructions, Considerations, and Directions

**Call for Instructions, Call Listing Agent, Call Seller**

**From Sylva NC, follow Highway 107 South / East Main Street towards Cullowhee 2.7 Miles. Turn Right on S. River Road. Development entrance is 0.7 miles on right.**

### List Agent/Office Information

DOM: **348** CDOM: **348** Expire Dt: **12/31/2027**  
Mkt Dt: **04/07/2024** DDP-End Dt:  
Agent/Own: **No**  
For Appt Call: **828-554-1224** List Agreemnt: **Exclusive Right To Sell**  
List Agent: **Barry Byers (67370)** Agent Phone: **828-554-1224**  
List Office: **B R Byers (3629)** Office Phone: **910-367-8760**  
Co-List Agent: **Bernard Gilchrist (gilchrist)** CoAgt Phone: **828-606-2900**  
Co-List Office: **Sundog Realty, Inc. (NCM81280)** CoOff Phone: **828-631-6222**  
Seller Name: **Byers Construction & Development LLC**  
Web URL: **https://youtu.be/-B78CgLzws0?si=WqxrW** Full Service: **Full Service**

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Price: **\$225,000**







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