

# Lot 2 Osprey Mountain Way #2, Sylva, North Carolina 28779

## Lot 2 Osprey Mountain Way #2, Sylva, North Carolina 28779

List \$: **\$175,000**

MLS#: **4124564**

Category: **Lots/Acres/Farms**

County: **Jackson**

Status: **ACT**

Parcel ID: **7640-46-9203**

Acres: **4.36**

Legal Desc: **LT 2 Osprey Mountain Way**

City Tax Pd To: **Webster**

Tax Val: **\$81,710**

Zoning: **None**

Deed Ref: **26/492**

Subdivision: **Osprey Village**

OSN: **Canopy MLS**



### General Information

Type: **Lot**  
Can Divide?: **No**  
\$/Acres: **\$40,137.61**  
Levels:

### School Information

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

### Land Information

Apprx Acres: **4.36**  
Acres Cleard: **0.40**  
Acres Wood: **4.00**  
Min SF to Bld: **1,800**  
Prop Found:  
Rd Frontage: **Private Road**  
Lot Desc: **Hilly, Level, Riverfront, Sloped, Trees, Views**  
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**

Spcl Cond: **None**

Rd Respsns: **Privately Maintained Road**

Lease Considered: **No**

### Features

Lot Description: **Hilly, Level, Riverfront, Sloped, Trees, Views**  
Waterbody Nm: **Tuckasegee River**  
View: **Long Range, Mountain(s), Water, Year Round**  
Fixtures Exclsn: **No**  
Exterior Cover:  
Road Surface: **Paved**  
Suitable Use: **Private Estate, Recreational/2nd House, Residential**  
Utilities: **Underground Power Lines**

Lake/Wtr Amen: **None**  
Doors:  
Basement Dtls:  
Road Frontage: **Private Road**  
Patio/Porch:  
Fire Sprinkler:

### Association Information

Subject to HOA: **Required**

HOA Mangemnt:

Subj to CCRs: **Yes**

HOA Phone:

HOA Subj Dues: **Mandatory**

Assoc Fee: **\$200/Annually**

### Public Remarks

**Lot 2 Osprey Mountain Way features a ridge top homesite; river frontage and river views; a current 3-br septic permit; well permit, or buyer can access Lot 1 well with an agreement with Seller. Utilities; partially cleared home site and entry. Abundance of hardwood trees and the house site opens to incredible river and long-range Southeastern views. Ideal for a walk-out basement and/or multi-story home. Take a short stroll down to your own private river access. 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

**Advance Notice Required - See Remarks, 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: **354**

CDOM: **354**

Expire Dt: **12/31/2027**

Mkt Dt: **04/01/2024**

DDP-End Dt:

Agent/Own: **No**

List Agreemnt: **Exclusive Right To Sell**

For Appt Call: **828-554-1224**

Agent Phone: **828-554-1224**

List Agent: **Barry Byers (67370)**

Office Phone: **910-367-8760**

List Office: **B R Byers (3629)**

CoAgt Phone: **828-606-2900**

Co-List Agent: **Bernard Gilchrist (gilchrist)**

CoOff Phone: **828-631-6222**

Co-List Office: **Sundog Realty, Inc. (NCM81280)**

Seller Name: **Byers Construction & Development LLC**

Web URL:

Full Service: **Full Service**

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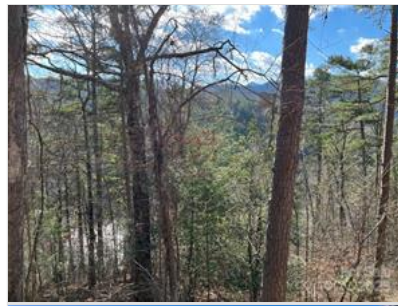
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**Lot 2 Osprey Mountain Way #2, Sylva, NC 28779**

Price: **\$175,000**







MLS#: 4124564

Lot 2 Osprey Mountain Way Unit #2, Sylva, NC 28779

Price: \$175,000

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