

471 Deer Run, Pittsboro

1614 sq.ft. | 4.92 acres

\$ 325,000

3 bedrooms/2 bathrooms



For Sale



This 4.9+ acre, level hilltop lot offers a peaceful retreat with plenty of space to enjoy. Located in a subdivision with protective covenants, this property includes a 3 bed/2 bath manufactured home that is move-in ready and perfect for comfortable living. The property features a large metal building/workshop and RV carport, both connected to electricity - ideal for hobbyists, storage or workspace. New roof 2023, new front deck, recently updated primary bath, walk-in closet & pantry. Whether you're an avid DIYer or need extra storage for tools and equipment, this setup is perfect. The RV carport provides the convenience of keeping your RV protected year-round and is wired with 220/30 amp service. There are additional 30 and 50 amp plug-ins for RV hook up as well.

For those who love the outdoors, this property is just minutes away from Jordan Lake, a popular spot for boating, fishing and recreational activities. With ample space to park your boat or RV right at home, this is an ideal location for outdoor enthusiasts. Don't miss this opportunity to own this beautiful, versatile property with a charming home and all the space you need for your hobbies, storage and more. Close and easy access to Hwy 64, Chapel Hill, Pittsboro, RDU and RTP.



Eric Andrews, ALC

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Pittsboro, NC 27312

Txt (919) 548-1014



CAROLINA
PROPERTIES



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- U.S. PROPERTY LINES
- SPB - HIGH P.W. SET
- EP - EXISTING HIGH P.W.
- CP - COMBINED POINT
- DB - DEED BOOK
- PL - PLAT BOOK
- PC - PAGE
- STREET ADDRESS

BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I, (NAME) HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEED.

Debra W. Moore 3/3/2016
OWNER OF ALLEGED ALIEN AND TITLE
FOR #1712-06-1510

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OWNER INFORMATION

FOR #1712-06-1510
APRAX #1768
JENNIFER L. HAMPTON
8871 DEER RUN
LOT 15

FOR #1712-06-1510
APRAX #1722
MICHELLE ANN CLARY MARVEL
8871 DEER RUN
LOT 16

FOR #1712-06-1510
APRAX #1722
APRAX #1722
8871 DEER RUN
LOT 16

GENERAL NOTES

1. AREAS COMPUTED BY COORDINATE METHOD
2. BASIS OF BEARING: PG 24 PG 19
3. THIS SURVEY WAS MADE BY THE SURVEYOR IN THE 100-NEAR
FIELD SURVEY FOR THE 100-NEAR
FIELD SURVEY FOR THE 100-NEAR
FIELD SURVEY FOR THE 100-NEAR
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
5. METAL STAKES SET AT ALL CORNERS UNLESS
NOTED OTHERWISE
6. NO N.C. GRID MONUMENT RECOVERED WITHIN 2000 FT. OF SITE
7. EXISTING LAND USE: RESIDENTIAL
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
SURVEY AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE
SURVEY WOULD DISCLOSE
9. REFERENCE INTERSECTIONS:
-DB 1510 PG 12
-DB 1510 PG 12
-DB 1510 PG 12
-DB 1510 PG 12
-DB 1510 PG 12
-DB 1510 PG 12

SURVEYOR'S CERTIFICATION:

I, DEBRA W. MOORE, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION USING DEED DESCRIPTIONS AND REFERENCES AS SHOWN
HEREIN. THAT THE REQUIREMENTS NOT SURVEYED ARE CLEARLY INDICATED
USING DEED DESCRIPTIONS AND SHOWN AS DOTTED LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY
CLASSIFIED AS A SURVEY WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE,
TITLE 24, CHAPTER 26, SECTION 1600 "STANDARDS OF PRACTICE FOR LAND
SURVEYING IN NORTH CAROLINA".
THE RANGE OF PRECISION WAS PERFORMED TO A MINIMUM NEAR PRECISION
RANGE OF 1:10,000.
MEASUREMENTS WERE OBTAINED BY LEAST SQUARES ADJUSTMENT
AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.
THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS
SURVEY: THE CATEGORY THAT APPLIES IS INDICATED BY CHECKING THE RELEVANT
CATEGORIES ARE NONAPPLICABLE.

1. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE
AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT
REQUIRES PARCELS OF LAND
2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR
MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REQUIRES
PARCELS OF LAND
3. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF
LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING
STREET
4. THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER
STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE
5. THAT THIS SURVEY IS A CENTRAL SURVEY
6. THAT THIS SURVEY IS OF A PORTION OF A PARCEL, SUCH AS THE
RECONSTRUCTION OF EXISTING PARCELS, A CORNER SURVEY, OR
OTHER EXTENSION TO THE DEFINITION OF SUBDIVISION

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH
G.S. 47-31 AS AMENDED

WITNESSED MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS

DATE: FEBRUARY 15, 2016

BY: *Debra W. Moore* (PLS)

DEBRA W. MOORE, N.C. PLS #1510

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

Anna W. Moore REVIEW OFFICER FOR
CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS APPLIED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING

DATE: 3-8-2016

BY: *Anna W. Moore*

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I, (NAME) HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN
IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY
BY DEED.

Anna W. Moore 3/8/2016
PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

FILED: MAR 16, 2016 12:34 PM
PLAT BOOK: 1016 - 1016
INSTRUMENT: 1510

THE PURPOSE OF THIS PLAT IS TO
RECORD A PORTION OF PLAT #1
#1712-06-1510, #1712-06-1510 AND
#1712-06-1510 INTO LOTS 15R AND
16R AS SHOWN

GRAPHIC SCALE

(1 IN FEET = 1 INCH = 100 FT)

RECORDED IN PLAT BOOK _____ PAGE _____, CHATHAM COUNTY

2016-49

