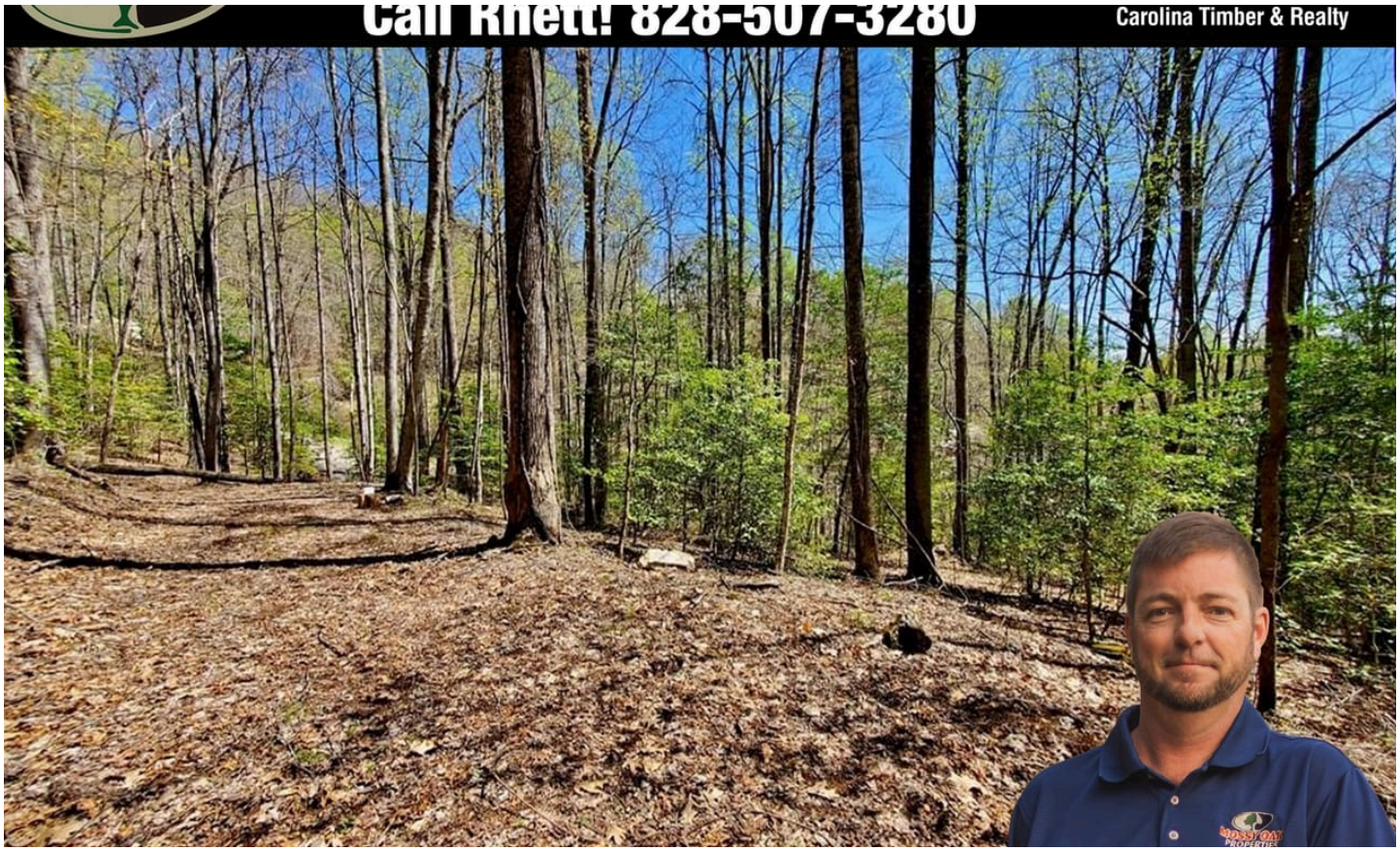
1.4+/- Acres - Lot 9 Hemlock Falls
Lot 9 - Hemlock Falls Drive
Sylva, NC 28779

$34,900
1.4± Acres
Jackson County







SUMMARY

Address
Lot 9 - Hemlock Falls Drive

City, State Zip
Sylva, NC 28779

County
Jackson County

Type
Lot

Latitude / Longitude
35.29773 / -83.296666

Taxes (Annually)
$94

HOA (Annually)
$400

Acreage
1.4

Price
$34,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Nestled in the quiet, well-established community of Hemlock Falls, this exceptional 1.4+/- acre corner lot offers a perfect canvas for your dream mountain home. The property features gentle, highly usable topography that ensures an easy build process, complemented by convenient dual-road access and an established road running along its upper ridge. Boasting a peaceful ambiance, the lot currently features a winter view with excellent potential to open up year-round vistas with selective tree clearing. Complete with an expired three-bedroom septic permit, this prime piece of real estate perfectly blends privacy with accessibility, sitting conveniently between Dillsboro and Franklin while remaining just a short drive from Cherokee, Western Carolina University, and the Great Smoky Mountains National Park.

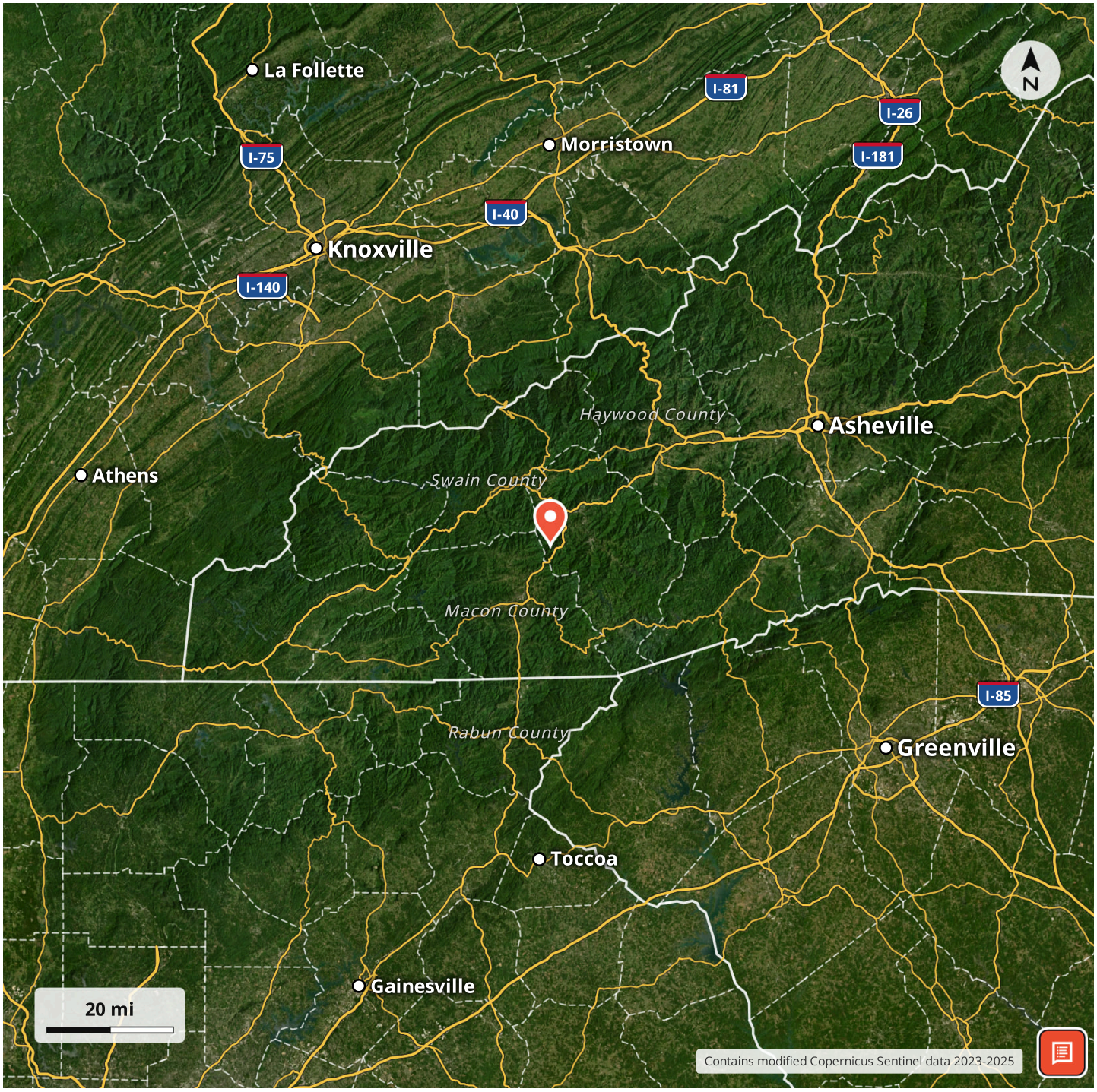
Call Rhett Wolfe 828.507.3280








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Rhett Wolfe

Mobile
(828) 507-3280

Email
rwolfe@mossyoakproperties.com

City / State / Zip
Sylva, NC 28779

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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