

471 Deer Run, Pittsboro

1614 sq.ft. | 4.92 acres

\$ 389,000

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.



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73 Hillsboro Street (P.O. Box 1400)
Pittsboro, NC 27312
Txt (919) 548-1014



**CAROLINA
PROPERTIES**



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINES
OLD PROPERTY LINES
SFB - FURNACE
ECP - EXISTING CURB AND GUTTER
CP - COMBINED POINT
DB - DEED BOOK
PL - PLAT BOOK
PC - PAGE

#172 STREET ADDRESS

BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY OPERATION.

Debra M. Pichardson 3/2/2016
OWNER OF AUTHORIZED AGENT AND DATE

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OWNER INFORMATION

POB #172-16-1510
APRIL 8/2016
JANET L. HAMPTON
871 DEER RUN
LOT 16

POB #172-16-1510
APRIL 8/2016
JANET L. HAMPTON
871 DEER RUN
LOT 16

POB #172-16-1510
APRIL 8/2016
JANET L. HAMPTON
871 DEER RUN
LOT 16

GENERAL NOTES

1. AREAS COMPUTED BY COORDINATE METHOD
2. BASIS OF SURVEYING: PG 24 PC 18
3. THESE LOTS ARE NOT LOCATED IN THE 100-YEAR FLOOD ZONE (FLOOD INSURANCE RATE MAP DATED FEBRUARY 8, 2009)
4. ALL DISTANCES ARE INDICATED, GROUND DISTANCES
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE
6. NO M.C. AND MONUMENT RECORDED WITHIN 2,000 FT. OF SITE
7. EXISTING LAND USE: RESIDENTIAL
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RECORD AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD REVEAL
9. REFERENCE DESCRIPTIONS:
 - DB 100 PG 12
 - DB 100 PG 12
 - DB 100 PG 12
 - DB 100 PG 12
 - DB 100 PG 12
 - DB 100 PG 12

SURVEYOR'S CERTIFICATION:

I, DEBRA M. PICHARDSON, 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 HEREON. THAT THE PARCELS ARE NOT SURVEYED AND CLEARLY INDICATED LAND DEED DESCRIPTIONS AND SHOWN AS BOUND LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY CONDUCTED AS SET FORTH IN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 24, CHAPTER 26, SECTION 1800 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE BASIS OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

ADJUSTMENT WAS DETERMINED 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 (X) IN THE RELEVANT CATEGORY AND NONAPPLICABLE.

1. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND.
2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS SUBDIVIDED AS TO AN ORDINANCE THAT REGULATE PARCELS OF LAND.
3. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND WHO 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 CONTROL SURVEY.
6. THAT THIS SURVEY IS OF A PORTION OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND, OR OTHER EXEMPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-29 AS INDICATED.

WITNESSED MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS

DATE: FEBRUARY 10, 2016

Debra M. Pichardson (193)



REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

Debra M. Pichardson REVIEW OFFICER FOR
CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

Debra M. Pichardson 3-9-2016
REVIEW OFFICER DATE

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY OPERATION.

Debra M. Pichardson March 2, 2016
OWNER OF AUTHORIZED REPRESENTATIVE DATE

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