



MLS #: 10095772

Status: Active

LAND

240 Ambika Landing / Lot#:

Moncure, N 27559

Subd: Not in a Subdivision / Nghbd:

Special Listing Condition Standard

M

DOM: 44 LP: \$250,000

CDOM: 44 SP:

Concessions

Pending Timestamp

Directions

Directions At Pittsboro roundabout, South on Sanford Rd/Hwy 15-501 S, Right onto Mt. View Church Rd, Left onto Center Grove Church Rd, Stay right onto Johnny Shaw Rd, Left onto Chatham Church Rd, Left onto easement to property. Sign will be at property at the end of easement.

Measurements- Lot

Lot Size: 5.50 Lot Dim: 307x774x292x865

Approx Lot SqFt:

Lot Information

Frontage Len Water/Sewer Connection Fee

Cleared Area Bedrooms Possible

Wooded Area

Restrictions None

Restrictive Covenants YN No

Lot Features Few Trees

School Information

El 1: Chatham - Pittsboro El 2:

Mi 1: Chatham - Horton Mi 2:

Hi 1: Chatham - Northwood Hi 2:

General Information

Year Built: New Construction:

Builder Name: Ownership:

Property Leased: No Lse Lease Expires:

Public Data, Taxes, Financing

Tax Value: \$0.00 Tax Rate

Zoning: R-5 Inside City:

Oil/Gas Rights No, No

Severed Representatio

Features

Outbuilding No Road Surface Type Unimproved Water Body Name

Easement Type Access Road Frontage Type Easement, Private Road

Current Use Unimproved Sewer Perc Test On File

Utilities Electricity Available, Water Available

Remarks

Public Remarks	An exceptional opportunity to own 5.497 acres of pristine riverfront property on the Rocky River, where nature and tranquility converge. Nestled along the meandering banks of a serene river, this property offers a rare blend of natural beauty and endless potential. Enjoy 292' +/- of private river frontage, with stunning views and the soothing sound of flowing water. Perfect for fishing,kayaking or simply relaxing by the river's edge. With 5.497 acres, the possibilities are endless. Build your dream home, create a private retreat or develop a serene getaway for friends and family. Conveniently located between Pittsboro and Sanford, close to Hwy 64 and US 1 for quick access to Chapel Hill, Apex, Cary, RTP, RDU. Whether you envision a sprawling estate, a weekend retreat or a potential investment opportunity, this property provides the ideal canvas for your dreams. The nearby bridge on Chatham Church Road at the Rocky River to be replaced soon.
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