



## ◆ Hidden Acres ◆

Subdivision: Hidden Acres is a private, gated, 8 lot equestrian-friendly community.

Location: Waxhaw, NC 28173

Taxes: Unincorporated Union County, NC

<u>Parcels:</u>	<i>Lot 1: 9+ acres, pasture, perimeter woods</i>	<i>\$315,000</i>
	<i>Lot 2: 8+ acres, mature forest, lush woodlands, creek-side</i>	<i>\$265,000</i>
	<i>Lot 3: 10 acres, mature forest, creek-side, pond,</i>	<i>\$325,000</i>
	<i>Lot 4: 10 acres, mature forest, creek-side, pond,</i>	<i>\$325,000</i>
	<i>Lot 5: 10 acres, mature forest, creek-side, pond,</i>	<i>\$325,000</i>
	<i>Lot 6: 10 acres, mature forest, creek-side, pond,</i>	<i>\$325,000</i>
	<i>Lot 7: 5 acres, pond, pasture, trees, perimeter woods,</i>	<i>\$225,000</i>
	<i>Lot 8: 5 acres, pasture, trees, perimeter woods</i>	<i>\$225,000</i>

Specifics: Hidden Acres is located off Lancaster Highway in un-incorporated Union County. Enjoy the luxury of being part of an intimate, gated community where large lots and a shared appreciation for privacy set the stage for an elevated way of living. Each parcel comes with a 4 or 5 bedroom septic permit. Several of the home sites are ready and suitable for horses with a varied, but mild topography (mostly flat) including a mix of pasture and mature trees. Other sites feature lush woodlands with towering trees, native flora, and a tranquil spring fed pond.

Your journey home begins with a scenic drive along a well-built, 20' wide private gravel driveway that winds through the community's gated entrance, ending in a circular drive that traverses the pond. Located just minutes from downtown Waxhaw, you'll enjoy easy access to local shops, dining, cultural events, and all the modern conveniences you desire. Embrace the best of both worlds - escape to nature, while still being part of a vibrant community!

HOA No Homeowner's Association will be established within the subdivision. However a Road, Gate and Pond Maintenance Agreement, along with Protected Covenants will be recorded prior to closing to protect the interests of property owners.

Utilities: Well & Septic required. Electricity, phone & high-speed internet are available at the Lancaster Hwy.

Schools: Waxhaw Elementary, Parkwood Middle, & Parkwood High School. *Note: Hidden Acres is an Easy drive to the highly rated Union Academy, CADA, Thales Academy and other high quality local charter and private schools.*