



MLS #: 10095771

Status: Active

LAND

168 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

Est/Closing Date

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: 5.44

Lot Dim: 256x865x279x966

Approx Lot SqFt:

Lot Information

Frontage Len

Cleared Area

Wooded Area

Water/Sewer Connection Fee

Bedrooms Possible

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

Sewer Perc Test On File

Current Use Unimproved

Utilities Electricity Available, Water Available

Remarks	
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Public Remarks

An exceptional opportunity to own 5.436 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 279' +/- 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 5.436 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.