



# INDIAN TRACE FAQ's

Q: Are these lots in Montgomery County?

A: Yes, these lots are located in Montgomery County, Carlisle City, and Carlisle Local School District.

Q: Are they all the same size and price?

A: The lots range in size from .279 to .979 Acres, each are individually available for purchase at \$35,000.

Q: Can I buy all 24 lots?

A: The owner wishes to sell the lots individually to members of the community, and have a variety of styles and builders, but will sell more than one to a single party.  
At this time a corporation may not buy all 24 lots and build 24 similar homes.

Q: What are the setbacks?

A: FRONT= 35 FEET FROM RIGHT-OF-WAY (curb), SIDE= 10 FEET, REAR= 30 FEET.

Q: Will there be street lights?

A: Yes, as Indian Trace builds up, there will be a street light/lamp requirement about every 300 ft. at the property corner.

Q: Will there be an HOA?

A: Yes, \$300 at closing followed by \$100 annually for common area upkeep .

Q: Will there be an entrance sign?

A: Yes, as Indian Trace builds up, an stone style entrance sign will be placed, along with a centralized, communal mailbox/cluster box unit (CBU).

Q: Will the land around it be developed?

A: Yes, Indian Trace Subdivision will be completed in 2 phases. The lots (1-24) are Phase 1.

Q: I heard there was a problem and/or something running through some of the lots?

A: There is an AT&T High Speed Fiber Optic line that runs the creek line, creating additional setbacks for lots 7,8, 10-15.

Q: What are the tap fees?

A: Sewer and Water tap fees both are approximately \$1,500. *(verify updated information from Carlisle City)*