

Buying Lake Norman Waterfront Property?

6 THINGS EVERY BUYER NEEDS TO KNOW

1. GET A SURVEY

Lake Norman's actual shoreline doesn't always match what you visually see, verify a parcel's property lines and shoreline with a survey.

2. THE 760 LINE

It's the level of the water above sea level when Lake Norman is at full pond. Typically, property rights extend to the 760 line but in rare cases, small slivers of land can exist between a property survey line, and the 760 contour line of the lake. This left over land is typically not usable and falls under the domain of Duke Energy's license, but it's important to understand the shoreline your property will actually have.

3. DOCKS

Verify that the dock was permitted by Duke Energy. Duke manages beyond the 760 line which includes most docks. They convey with property, but Duke enforces the size and shape, and modifying a dock without a permit can be cause for it to be removed.

4. WATER DEPTH

Lake Norman is a reservoir. It rises and falls seasonally by as much as 5-7 feet. It's important to verify you have year-round water depth. Dredging is allowed in some instances, permit required.

5. SHARED DOCKS

If you buy a home that comes with a shared pier with boatslips for each house, learn how those are maintained, and if there are any usage restrictions on the community dock area.

6. WATERSHED BUFFER ZONES

Lake Norman is the drinking water source for the region. The state imposed a 50 foot undisturbed buffer along the shoreline which means no permanent structures, and restrictions on plant/tree management. In some cases, closer setbacks of 25-35 feet are grandfathered in older neighborhoods, but the restrictions keeping them undisturbed remain.

Contact one of our knowledgeable agents to walk you through this process.

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