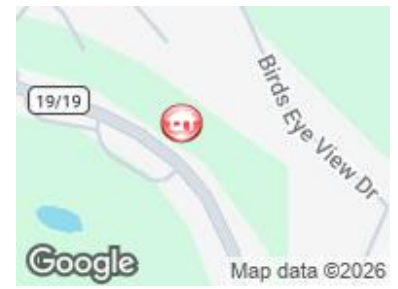


ALL FIELDS DETAIL



MLS # 10166031
Class Lots/Land
Type Residential Land
Area Monongalia/West
List Price \$325,000
Address Lots 4A & 4B Dupont Road
City Morgantown
State WV
Zip 26501
Status New
Sale/Lease For Sale
IDX Include Y



GENERAL

FIPS	54061	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Agent	JEFFREY GOFF - Cell: 304-692-9915
Listing Office 1	BLUE SKY REALTY, LLC - 304-292-7990	Listing Agent 2	LORETTA WOTRING - Cell: 304-290-1571
Listing Office 2	BLUE SKY REALTY, LLC - 304-292-7990	Listing Date	7/23/2026
Expiration Date	7/22/2027	List Type	Exclusive Right to Sell
Property ID No.	31-07-13-0014.0002 & 0014.0004	Owner Name	Cola Properties LLC
Directions	I-79 to Exit 152 at Westover. Continue into Westover to right onto Dupont Road just past the Bus Depot, .9 miles to property on the left.	Possession	Closing
County Code	Monongalia	District	Grant District
Zoning	General Residential	Map Page	0013
Parcel #	14.2/14.4	Deed Book	1781
Deed Page	286	Additional Deed Page	1781 / 290
Legal Description	LOT 4-A OR 1.36 AC SUR DENTS RUN LOT 4-B OR 1.36 AC SUR DENTS RUN	Agent Hit Count	58
Client Hit Count	1	Frontage Feet	439
# of Lots	2	# of Acres	2.73
Property Faces	Southwest	Zoning Description	Residential
Lot Dimension	2.73 AC	Easement	Yes
School County	Monongalia	Elementary School	Skyview Elementary
Middle School	Westwood Middle	High School	University High
Update Date	7/23/2026	Status Date	7/23/2026
HotSheet Date	7/23/2026	Price Date	7/23/2026
Board ID	Morgantown BOR	Input Date	7/23/2026 10:06 AM
Associated Document Count	4	Original Price	\$325,000
Price Per SQFT	\$119,047.62	Higher Education	WVU
City Limits	No	Gate Code	No
Photo	No	Geocode Quality	Manually Placed Pin
Picture Count	12	Input Date	7/23/2026 10:06 AM
Update Date	7/23/2026 3:44 PM	Delayed Marketing?	No
Floor Plans Count	0		

FEATURES

COMMUNITY AMENITIES	DISCLOSURES	ROAD FRONTAGE	WATERFRONT
Park	Boundary Survey	State Road	None
Playground	Notice of Agency Relation	Paved	SUITABLE USE
Tennis Courts	IMPROVEMENTS	UTILITIES	Residential
Golf Course	None	Electric	LAND MISCELLANEOUS SEARCH
Shopping/Mall	LOCATION	VIEW DESCRIPTION	Under 3 Acres
Health Club	Rural	Mountain	
Library	FENCE	WATER/SEWER	
Medical Facility	None	City Water	
Public Transportation	PROPERTY DESCRIPTION	City Sewer Available	
	Sloping		

FINANCIAL

HOA	No	Tax Amount \$	\$402.60
Tax Year	2025		

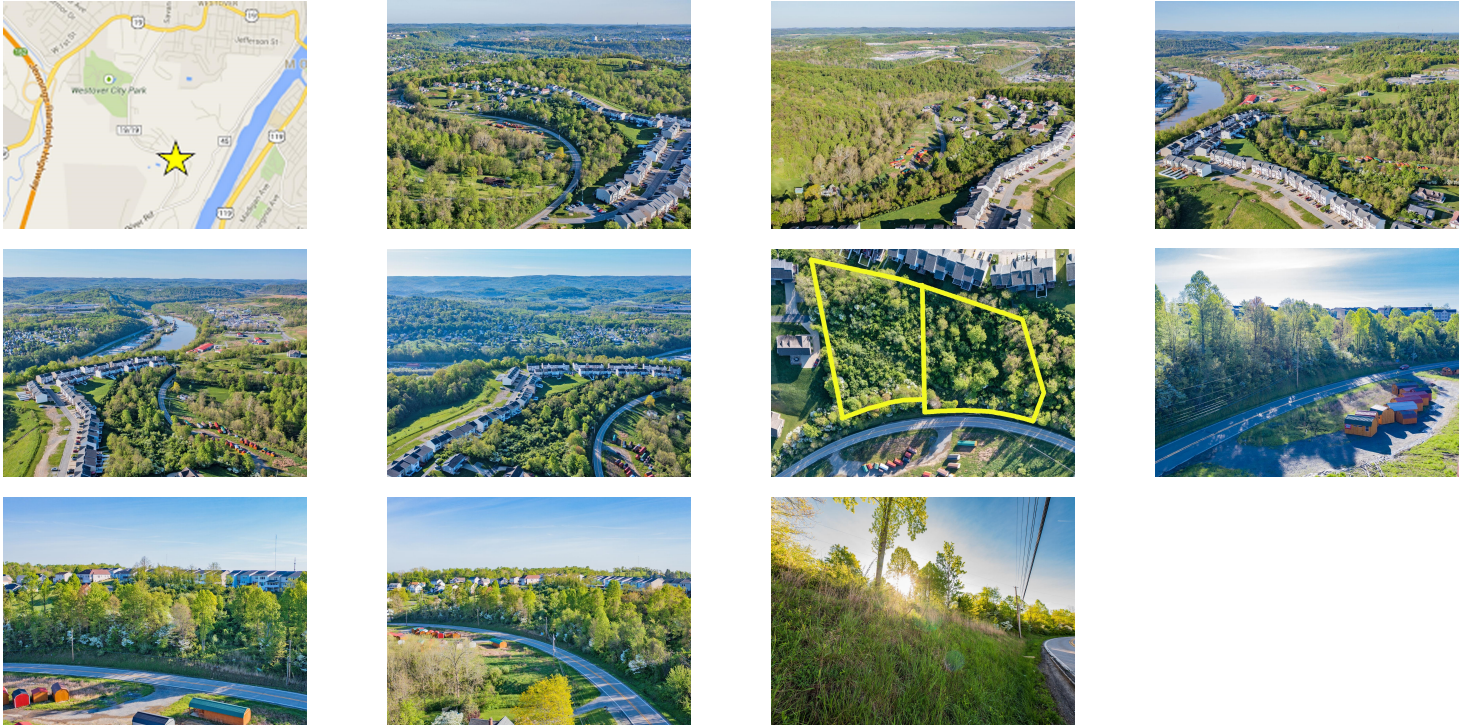
AGENT REMARKS

Agent Remarks Water & Sewer not on the property. Yellow markings showing approximate boundaries on some of the pictures are not a survey and should not be used as definitive boundaries. See Associated Docs for survey.

REMARKS

Remarks An opportunity to build to your hearts delight on a gently sloping lot approximately 2.7 AC wooded terrain. There are 2 irregular shaped parcels with an access point that would be easy from upper end and winding back to a secluded build. Deed restriction requires residential use only. Electric at road, water and sewer is close. A recent announcement of the new interchange along I-79 will give excellent access to the interstate along with the current Exit 152 make commuting extremely easy.

ADDITIONAL PICTURES



DISCLAIMER

Although data in this listing has been obtained from sources believed to be reliable, no warranty expressed or implied is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose and non-infringement of proprietary rights are disclaimed by the NCWV MLS and its participants and subscribers. Changes may be periodically made to the information herein.