



H I D D E N L A K E

Frequently Asked Questions

What is the Tax Rate in Hidden Lake?

.9250 is the tax rate in Franklin County. .085 for Youngsville Fire District.
You are not in the town of Youngsville so you do not pay Youngsville taxes in addition to Franklin County taxes.

What are the HOA Dues in Hidden Lake?

The HOA dues in Hidden Lake are \$750 a quarter (\$3,000 per year).
Homeowner dues cover the amenity area, common open space, parks and community entrance.

What is the minimum square footage for a home in Hidden Lake?

3,000 square feet.

Will I be able to have a dock?

Each waterfront home site may have a dock. Dock construction is specific and is governed by the Architectural Control Committee. Only electric boats, small sailboats, kayaks, and canoes are permitted on Hidden Lake. The Boat House has kayaks and canoes available for residents to use.

What are the Schools?

Elementary School: Franklinton Elementary School (~4 Miles)
431 Hillsborough Street
Franklinton, NC 27525
(919) 494-2479

Middle School: Cedar Creek Middle School (~2.5 Miles)
2228 Cedar Creek Road
Youngsville, NC 27596
(919) 554-4848

High School: Franklinton High School (~2 Miles)
910 Cedar Creek Road
Franklinton, NC 27525
(919) 494-2332

What are the Utilities in Hidden Lake?

Water: Franklin County Water
Sewer: Franklin County Sewer
Electricity: Wake Electric
Gas: PSNC (Public Service of North Carolina)
Cable & Internet: Both Century Link or Time Warner Cable are available.



HIDDEN LAKE

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Where is the closest grocery store?

There are two options nearby. One is the Food Lion, which is only 6 miles away on US 1. The other is Harris Teeter, which is also on US 1 and 7.9 miles away.

How close is Hidden Lake to shopping, medical, entertainment, airport, etc?

Historic Downtown Wake Forest	8 Miles
Downtown Raleigh	27 Miles
Raleigh-Durham International Airport	33 Miles
Duke University Hospital /Durham	37 Miles
UNC Hospital/Chapel Hill	46 Miles
Duke Raleigh Hospital	22 Miles
Wake Medical Hospital Raleigh	26 Miles
WakeMed North Healthplex/Wake Forest	17 Miles
Research Triangle Park	35 Miles
Memorial Auditorium/Performing Arts Center	27 Miles
NC State University	28 Miles
UNC/Chapel Hill University	46 Miles
Duke University	37 Miles
PNC Arena/Raleigh	31 Mile
Walnut Creek/Raleigh Amphitheatre	30 Miles
Triangle Town Center Mall	18 Miles
Crabtree Valley Mall	27 Miles



History of Hidden Lake:

The clear spring water of Hidden Lake provided a storybook setting for two special families from Franklin County. The Joyner family successfully farmed the land from the mid-1800s until Dr. Walter Thomas purchased the land from the Joyners in the 1950s. In the 1960s, Dr. Thomas began work on damming the natural spring to provide a larger water source for his farmland. For more than 40 years, Dr. Thomas, his wife and six children enjoyed horseback riding, farming, family picnics and exploring the land of Cedar Creek Farms...now named Hidden Lake. Engineers constructed the lake to achieve the best environment for fish, and the family stocked the lake with largemouth bass and other fish. Ange Signature Homes saw this unique land, its history and meticulously cared-for lake as a perfect sanctuary for lakeside living while still being close to all the conveniences of everyday city living.

We invite you to Discover Hidden Lake and call for your personal preview.



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