

Customer w/Gallery

**Residential**  
**65050 Active****L\$399,900** 

**Addtl Status:**  
**Area:** Sapphire Valley  
**Subdivision:** Holly Forest  
**Lot Size/Acres:** .260  
**Lake/Stream:**  
**Township:** Cashiers  
**Section:** 14  
**Beds:** 4  
**Apx Htd SF:**  
**Apx Year Built:** 2005  
**Club Mem Req:** Yes  
**Road Maint Fee:**  
**Zoning Type:**  
**Hndcap Access:** No  
**Flood Plain:** No

**County:** Jackson  
**Lot #:** 52  
**Baths/HBaths:** 3 / 1  
**Furnished:** No  
**City Limits:** No  
**Road Maint:** No  
**Zoning:** No  
**New Const:** No  
**FSBO:** No  
**Srch Acres:** 0 - .5

**Deed Rest:** Yes      **HOA:** Yes      **Tot Ann Fee:** 1060      **Fee Year:** 2009  
**Deed Bk/Pg:** 1220 / 482      **PIN:** 7592-64-8694      **Portion/All of PIN:** All      **Taxes:** \$1,730.90  
**Tax Year:** 2008

**APPROXIMATE ROOM DIMENSIONS**

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	U	
Dining:	M		Laundry:	M		Bedroom 4:	M	
Family:	L		Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	U		OTHER:	U	

**FEATURES**

**Int Features:** Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Jetted Tub , Pantry , Walk-in Closet , Washer/Dryer Connection , Window Treatments  
**Ext Features:** Other-See Remarks  
**Other Rooms:** Other-See Remarks  
**Appliances:** Dishwasher , Disposal , Gas Oven/Range , Microwave , Range/Oven , Refrigerator , Wine Cooler  
**Fireplace:** Living Room , Wood Stove , Other-See Remarks  
**Amenities:** Barbeque , Community Center , Fitness Center , Golf Course , Lake/Pond , Picnic Area , Playground , Pool , Tennis , Walking/Bike Trails  
**Fees:** Amenity Fee , Annual Water , Association Fee  
**Docs on File:** Plat/Tax Map

**Bsmnt/Found:** Crawl Space      **Style:** 2.5 Story , Other-See Remarks  
**Porch/Patio/Deck:** Covered , Deck , Screened , Other-See Remarks      **Const:** Wood Siding , Other-See Remarks  
**Topo/Lot Desc:** Gently Rolling , Near Level , Steep      **Water:** Water-Private/Community  
**Floor Coverings:** Tile , Wall/Wall Carpet , Wood , Other-See Remarks      **Sewer:** Sewer Connected  
**Car Storage:** None      **View:** Good , Mountain  
**Frontage:** None      **Driveway:** Gravel  
**Heating:** Central , Gas      **Roof:** Metal  
**TV/Internet:** Satellite Internet      **Cooling:** Electric , Heat Pump  
**Financing:** Cash

**Remarks:** Rustic-style post & beam mountain home. Great room w/antique heart pine floors, cathedral ceiling, lots of windows, opens to large open deck & screened porch. Open kitchen w/tiled counters, stainless steel appliances w/gas stove, wine cooler, lg pantry. Master on main w/jacuzzi tub, large slate shower. Upstairs w/two bedrooms/bath. Downstairs level w/family room, utility, deck & screened porch.

**PREPARED BY****MATTHEW EBERZ; BIC**

**Agent Cert. :**  
**JOHN SCHIFFLI REAL ESTATE**  
**361 Main Street**  
**PO Box 725**  
**Highlands, NC 287410725**

**Email :** mgeberz@verizon.net  
**Direct Ph# :** (828) 526-5750  
**Other Ph# :** (404) 542-2773  
**Fax Ph# :** (828) 526-0558

<http://www.johnschifflli.com>

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