

Customer w/Gallery

**Residential**  
**69602 Active****L\$489,000** 

**Addtl Status:**  
**Area:**  
**Subdivision:** Sky Valley Georgia  
**Lot Size/Acres:** .500  
**Lake/Stream:**  
**Township:** Georgia                      **County:** Rabun  
**Section:**  
**Beds:** 4                                      **Lot #:**  
**Apx Htd SF:**                              **Baths/HBaths:** 3 / 1  
**Apx Year Built:** 2003                      **Furnished:** Yes  
**Club Mem Req:** No                      **City Limits:** Yes  
**Road Maint Fee:**                      **Road Maint:** No  
**Zoning Type:**                              **Zoning:** No  
**Hndcap Access:** No                      **New Const:** No  
**Flood Plain:** No                              **FSBO:** No  
**Srch Acres:** 0 - .5

**Deed Rest:** No                      **HOA:** No                      **Tot Ann Fee:**                      **Fee Year:**  
**Deed Bk/Pg:** E12 / 328                      **PIN:** 058C 227                      **Portion/All of PIN:** All                      **Taxes:** \$4,322.00  
**Tax Year:** 2009

**APPROXIMATE ROOM DIMENSIONS**

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

**FEATURES**

**Int Features:** Ceiling Fans , Kitchen Island , Walk-in Closet , Washer/Dryer Connection , Wet Bar  
**Ext Features:** None  
**Other Rooms:** Bonus room , Office , Play Room  
**Appliances:** Dishwasher , Disposal , Dryer , Ice Maker , Microwave , Range/Oven , Refrigerator , Washer  
**Fireplace:** Gas Log , Living Room , Stone , Wood Burning  
**Amenities:** Clubhouse , Community Center , Fitness Center , Golf Course , Lake/Pond , Pavilion , Picnic Area , Playground , Tennis , Walking/Bike Trails  
**Fees:** Other-See Remarks  
**Docs on File:** Plat/Tax Map

**Bsmnt/Found:** Concrete Floor , Finished , Full , Heated , Walkout                      **Style:** Tri-Level  
**Porch/Patio/Deck:** Deck , Porch                      **Const:** Frame , Wood Siding  
**Topo/Lot Desc:** Steep , Wooded                      **Water:** Public  
**Floor Coverings:** Wood                      **Sewer:** Septic Installed  
**Car Storage:** None                      **View:** Exceptional , Golf Course , Long , Mountain  
**Frontage:** None                      **Driveway:** Gravel  
**Heating:** Central , Electric , Heat Pump , Zoned                      **Roof:** Shingle  
**TV/Internet:** Cable TV                      **Cooling:** Central , Electric , Heat Pump  
**Financing:** Cash

**Remarks:** Breathtaking layered mountain/golf course views from this 4BR plus bonus/3.5BA- tri-level home with 3 large decks-2 family rooms/game room with wet bar- 2 fireplaces-pine floors & offered furnished. DSH-39 (Sky Valley is a city-taxes for city and county)

**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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**Photo Gallery List# R69602A**



**Exterior front**



**Exterior left**



**View middle**



**Deck**



**Great room fireplace**



**Great room right**

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Photo Gallery List# R69602A



Dining



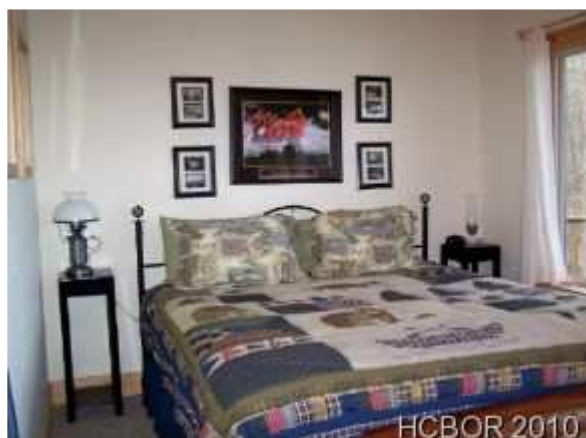
Kitchen



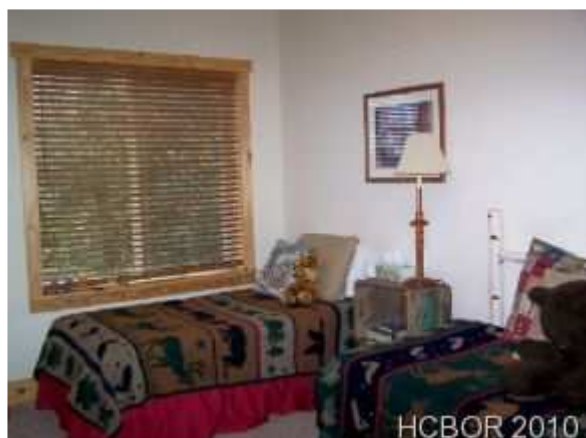
Master bedroom



2nd bedroom



Third bedroom



4th bedroom

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