

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Residential 67352 Active		228 Shelby Circle Highlands, NC 28741		L\$395,000 <input checked="" type="checkbox"/>				
		<b>Addtl Status:</b>						
		<b>Area:</b> Highlands In-Town		<b>County:</b> Macon				
		<b>Subdivision:</b> Shelby Place		<b>Lot #:</b> 76 SE 75				
		<b>Lot Size/Acres:</b> .230		<b>Baths/HBaths:</b> 2 / 0				
		<b>Lake/Stream:</b>		<b>Furnished:</b> No				
		<b>Township:</b> Highlands		<b>City Limits:</b> Yes				
		<b>Section:</b>		<b>Road Maint:</b> No				
		<b>Beds:</b> 3		<b>Zoning:</b> Yes				
		<b>Apx Htd SF:</b>		<b>New Const:</b> No				
		<b>Apx Year Built:</b> 1985		<b>FSBO:</b> No				
		<b>Club Mem Req:</b> No		<b>Srch Acres:</b> 0 - .5				
		<b>Road Maint Fee:</b>						
		<b>Zoning Type:</b> R						
		<b>Hndcap Access:</b> Yes						
		<b>Flood Plain:</b> No						
<b>Deed Rest:</b> Yes	<b>HOA:</b> Yes	<b>Tot Ann Fee:</b> 1000	<b>Fee Year:</b> 2009					
<b>Deed Bk/Pg:</b> R-30 / 879	<b>PIN:</b> 1428259	<b>Portion/All of PIN:</b> All	<b>Taxes:</b> \$1,573.00					
<b>Tax Year:</b> 2008	<b>Owner:</b> Geller							
APPROXIMATE ROOM DIMENSIONS								
ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	M	
Dining:			Laundry:	M		Bedroom 4:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	M		OTHER:		
FEATURES								
<b>Int Features:</b> Ceiling Fans , Walk-in Closet , Washer/Dryer Connection								
<b>Ext Features:</b>								
<b>Other Rooms:</b>								
<b>Appliances:</b> Disposal , Range/Oven , Refrigerator , Washer								
<b>Fireplace:</b> Living Room , Wood Burning								
<b>Amenities:</b> Paved Access , Tennis								
<b>Fees:</b> Association Fee								
<b>Docs on File:</b> By-Laws/Covenants/Restrict								
<b>Bsmnt/Found:</b> Full	<b>Style:</b> 1 Story , Traditional							
<b>Porch/Patio/Deck:</b> Deck	<b>Const:</b> Frame							
<b>Topo/Lot Desc:</b> Partially Cleared	<b>Water:</b> Public							
<b>Floor Coverings:</b> Tile , Wall/Wall Carpet , Wood	<b>Sewer:</b> Sewer Connected							
<b>Car Storage:</b> Single Garage	<b>View:</b> Mountain , Winter							
<b>Frontage:</b>	<b>Driveway:</b>							
<b>Heating:</b> Baseboard	<b>Roof:</b> Shingle							
<b>TV/Internet:</b>	<b>Cooling:</b> Dehumidifier							
<b>Financing:</b> Cash								
<b>Remarks:</b> This great three bedroom home is in the highly desirable Shelby subdivision that is less than 1 mile off of Main Street. Home has a Great room and 3 bedrooms (one could be Den) on the main level and a partly finished basement that could be a workshop, play room, or media area. Deck runs the full length of the back of the house and overlooks a Green Space of woods and Rhododendron. Quiet living!								
<b>Directions:</b> From Highlands go south on 4th street, just past the Post Office and Mitchells Lodge and Cottages enter Shelby on the right road curves to left. House is 4th house on the Left, past guest house and tennis courts.								
<b>Internet Rems:</b> This great three bedroom home is in the highly desirable Shelby subdivision of Highlands that is less than 1 mile off of Main Street. Home has a Great room and 3 bedrooms (one could be Den) on the main level and a partly finished basement that could be a workshop, play room, or media area. Deck runs the full length of the back of the house and overlooks a Green Space of woods and Rhododendron.								
AGENT/BROKER INFO								
<b>List Off:</b> JOHN SCHIFFLI REAL ESTATE	<b>List Agt:</b> MATTHEW EBERZ; BIC	<b>Agent#:</b> 10						
<b>Firm/Office:</b> 46/0	<b>Phone:</b> (828) 526-5750	<b>Cell:</b> (404) 542-2773						
<b>Phone/Fax:</b> (828) 526-5750 / (828) 526-0558	<b>Email:</b> mgeberz@verizon.net							
<b>Email:</b> mgeberz@verizon.net	<b>Co LAgt:</b>	<b>Agent#:</b> -						
<b>Showing:</b> Lockbox-Supra								
<b>Agent Rems:</b> AUGUST 11- Sept 3rd Rented 2 hours notice, thank you. The furnishings are negotiable. don't forget to show them the Shelby Guest House which they can rent for \$50 a night. Key for the Guest house is in home on counter.								
<b>List Date:</b> 03/07/2009	<b>Short Sale/FrcIs:</b> No	<b>Internet:</b> Yes	<b>Show Add:</b> Yes					
<b>Expire Dt:</b> 10/31/2009	<b>Sign:</b> Yes	<b>Buyer Broker:</b> Yes	<b>Buyer Bkr Fee:</b> 3.000%					
<b>Tmp off Mkt Dt:</b>	<b>VRC:</b> No	<b>Sub Agent:</b> Yes	<b>Sub Agent Fee:</b> 3.000%					
<b>With Date:</b>	<b>Org LA:</b> MATTHEW EBERZ; BIC	<b>Org SA:</b>						
<b>Pend Date:</b>	<b>Pending Agt:</b>	<b>Contingency:</b>	<b>DOM/CDOM:</b> 206/205					
<b>Closing Date:</b>	<b>Orig List \$:</b> \$395,000	<b>Possession:</b> At Close						
<b>Contract Date:</b>								

--- Information herein deemed reliable but not guaranteed ---

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