


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

Residential 68416 Active		175 Hemlock Circle Highlands, NC 28741		L\$349,000 <input checked="" type="checkbox"/>				
		<b>Addtl Status:</b>						
		<b>Area:</b> Highlands In-Town		<b>County:</b> Macon				
		<b>Subdivision:</b> Highlands Hill		<b>Lot #:</b> 6				
		<b>Lot Size/Acres:</b> 1.150		<b>Baths/HBaths:</b> 3 / 0				
		<b>Lake/Stream:</b>		<b>Furnished:</b> Yes				
		<b>Township:</b> Highlands		<b>City Limits:</b> Yes				
		<b>Section:</b>		<b>Road Maint:</b> No				
		<b>Beds:</b> 4		<b>Zoning:</b> Yes				
		<b>Apx Htd SF:</b>		<b>New Const:</b> No				
		<b>Apx Year Built:</b> 1983		<b>FSBO:</b> No				
		<b>Club Mem Req:</b> No		<b>Srch Acres:</b> 1 - 2				
		<b>Road Maint Fee:</b>						
		<b>Zoning Type:</b> ETJR1						
		<b>Hndcap Access:</b> No						
		<b>Flood Plain:</b> No						
<b>Deed Rest:</b> No		<b>HOA:</b> Yes		<b>Tot Ann Fee:</b> 300				
<b>Deed Bk/Pg:</b> Y-32 / 1033		<b>PIN:</b> 0504810		<b>Portion/All of PIN:</b> All				
<b>Tax Year:</b> 2008		<b>Owner:</b> Murdy		<b>Fee Year:</b> 2008				
				<b>Taxes:</b> \$1,118.00				
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:	L	
Family:			Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	M		OTHER:	L	
FEATURES								
<b>Int Features:</b> Ceiling Fans , Washer/Dryer Connection , Window Treatments								
<b>Ext Features:</b> None								
<b>Other Rooms:</b> 2nd Kitchen , Apartment								
<b>Appliances:</b> Dishwasher , Dryer , Range/Oven , Refrigerator , Washer								
<b>Fireplace:</b> Living Room , Stone , Wood Burning								
<b>Amenities:</b> Lake/Pond								
<b>Fees:</b> Association Fee								
<b>Docs on File:</b> None								
<b>Bsmnt/Found:</b> Finished			<b>Style:</b> 2 Story					
<b>Porch/Patio/Deck:</b> Back , Covered , Deck , Wrap Around			<b>Const:</b> Frame , Wood Siding					
<b>Topo/Lot Desc:</b> Gently Rolling , Wooded			<b>Water:</b> Water-Private/Community					
<b>Floor Coverings:</b> Wall/Wall Carpet , Wood			<b>Sewer:</b> Septic Installed					
<b>Car Storage:</b> None			<b>View:</b> Good , Mountain					
<b>Frontage:</b> None			<b>Driveway:</b> Gravel					
<b>Heating:</b> Baseboard , Electric			<b>Roof:</b> Shingle					
<b>TV/Internet:</b> Cable TV			<b>Cooling:</b> None					
<b>Financing:</b> Cash								
<b>Remarks:</b> Three level home; main house with two floors and a lower level apartment with a separate entrance. Main house has three bedrooms, great room, fireplace and deck overlooking wooded views. Apartment has living room, bedroom, bathroom and kitchen-perfect for rental or guests who can be on their own. In Mirror Lake-one street from the lake.								
<b>Directions:</b> From Highlands go west on Hwy 64 to Mirror Lake Road. Cross the bridge and bear right onto Hicks road, Turn right into main entrance of Highlands Hill and follow it to Hemlock Circle. Turn left onto Hemlock Circle and home is on the right at the curve.								
<b>Internet Rems:</b> Great Highlands, North Carolina mountain living in this three level home. Main floor and upper floor for family living and a lower level apartment with a separate entrance. Main house has three bedrooms, great room, fireplace and deck overlooking wooded views. Apartment has living room, bedroom, bathroom and kitchen-perfect for rental or guests who can be on their own. One street from the water								
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 , Vacant								
<b>Agent Rems:</b> The home WILL be sold by the end of the summer. Furniture exclusion list to be prepared.								
<b>List Date:</b> 07/04/2009		<b>Short Sale/FrcIs:</b> No		<b>Internet:</b> Yes		<b>Show Add:</b> Yes		
<b>Expire Dt:</b> 12/31/2009		<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> 87/86		
<b>Closing Date:</b>		<b>Orig List \$ :</b> \$349,000		<b>Possession:</b> At Close				
<b>Contract Date:</b>								
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