

Customer w/Gallery

**Residential**  
**69457 Active****L\$975,000** 

**Addtl Status:**  
**Area:** Highlands In-Town  
**Subdivision:** Rhododendron Trail  
**Lot Size/Acres:** 1.120  
**Lake/Stream:**  
**Township:** Highlands      **County:** Macon  
**Section:**      **Lot #:** 12  
**Beds:** 4      **Baths/HBaths:** 3 / 0  
**Apx Htd SF:**      **Furnished:** No  
**Apx Year Built:** 1993      **City Limits:** Yes  
**Club Mem Req:** No      **Road Maint:** Yes  
**Road Maint Fee:** \$.00      **Zoning:** Yes  
**Zoning Type:** R1      **New Const:** No  
**Hndcap Access:** No      **FSBO:** No  
**Flood Plain:** No      **Srch Acres:** 1 - 2

**Deed Rest:** Yes      **HOA:** Yes      **Tot Ann Fee:** 250      **Fee Year:** 2009  
**Deed Bk/Pg:** J-24 / 1337      **PIN:** 0517427      **Portion/All of PIN:** All      **Taxes:** \$3,701.00  
**Tax Year:** 2009

**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:	U	
Family:	M		Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	M		OTHER:		

**FEATURES**

**Int Features:** Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Walk-in Closet , Washer/Dryer Connection  
**Ext Features:** Dock , Pond  
**Other Rooms:** None  
**Appliances:** Dishwasher , Disposal , Gas Oven/Range , Ice Maker , Microwave , Refrigerator , Washer  
**Fireplace:** 2 or More , Gas Log , Stone , Wood Burning  
**Amenities:** Other-See Remarks  
**Fees:** Association Fee  
**Docs on File:** None

**Bsmnt/Found:** Concrete Wall      **Style:** 2 Story , Timber Frame  
**Porch/Patio/Deck:** Deck      **Const:** Frame , Poured Concrete , Wood Siding  
**Topo/Lot Desc:** Gently Rolling , Wooded      **Water:** Public  
**Floor Coverings:** Wall/Wall Carpet , Wood      **Sewer:** Sewer Connected  
**Car Storage:** None      **View:** Good , Lake  
**Frontage:** Pond      **Driveway:** Gravel  
**Heating:** Gas      **Roof:** Wood Shake  
**TV/Internet:** Satellite TV      **Cooling:** Electric  
**Financing:** Cash

**Remarks:** In-town, water frontage, Biscuit Rock-Bowery Road area jewel. Charming two-story home has it all; frontage on private pond, full length deck, master bedroom on main level, great room with two-story ceiling and stone, wood-burning fireplace, cozy family room with stone fireplace, air conditioning, and a second bedroom on the main. Level entrance with a circular driveway for the easiest of entrance.

**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.johnschiffli.com>

--- Information herein deemed reliable but not guaranteed. ---  
 Copyright 2010 by Highlands-Cashiers Board of REALTORS, Inc. 05/22/2010 02:29 PM

Photo Gallery List# R69457A



HCBOR 2009



HCBOR 2009

Lake Frontage



HCBOR 2009

Full Deck



HCBOR 2009

Great Room



HCBOR 2009



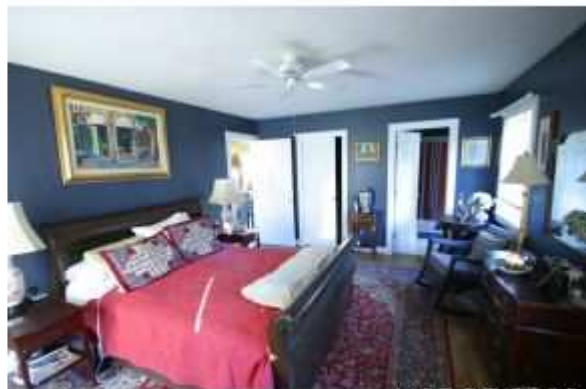
HCBOR 2009

--- Information herein deemed reliable but not guaranteed. ---  
Copyright 2010 by Highlands-Cashiers Board of REALTORS, Inc. 05/22/2010 02:29 PM

**Photo Gallery List# R69457A**



HCBOR 2009



HCBOR 2009

**Master Bedroom**



HCBOR 2009

**Second Bedroom on Main**



HCBOR 2009

**Family Room**



HCBOR 2009



HCBOR 2009

--- Information herein deemed reliable but not guaranteed. ---  
Copyright 2010 by Highlands-Cashiers Board of REALTORS, Inc. 05/22/2010 02:29 PM