

# HUMMINGBIRD REALTY, LTD.



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## CREEKSIDE VIEWS

### IEWS & WATER...

over 140 feet of frontage on Indian Creek plus access to two private lakes for fishing and canoeing. This large homesite also provides a gentle knoll for building, end of the street privacy, and a gentle grade for creating driveway and accessing the building site. There are also mountain views to the east and there will also be westerly views depending upon how the home is situated. One of the nicest, as well as one of the largest, homesites still available in Indian Lake Estates.



**Lot #**.....1  
**Section**.....7  
**Lot Size**.....2.07 acres  
**Water**.....community  
**Sewer**...Septic by Buyer  
**Fees**..... \$834 for 2009  
**Taxes**.....\$165 for 2009

**RESTRICTIONS:** Single family residential; Restrictive Covenants and Architectural Control Regulations available upon request.

**AMENITIES:** Two lakes for fishing and canoeing - waterfront park, boat storage, underground utilities, paved streets, community water system.

**DIRECTIONS:** US 64 in Lake Toxaway to NC 281 North to left on Slick Fisher Road to right at Indian Lakes entrance. Indian Lake Road to right on Hiwassee Road to Left on Tellico Lane to last lot on right.

REDUCED TO **\$59,900**

