



# HUMMINGBIRD REALTY, LTD.

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[www.hummingbird-realty.com](http://www.hummingbird-realty.com)

## DOGWOOD COTTAGE



The DOGWOOD COTTAGE is tucked privately away on a quiet street in Wolf Ridge, a community of both mountain vacation homes and year round residents. Situated on a large lot of 1.8 acres, you will enjoy the peace, quiet, and beauties of the natural setting. The home features a bright open living area, adjoining large dining room with a gas log stone fireplace, and an updated kitchen with all new appliances and exemplary storage and work space. There are three bedrooms and a fourth bedroom/bonus room, two fully updated tile baths, and a nice deck for enjoying the out of doors. The living room has a cathedral ceiling and windows on three sides making it light and bright; the dining room, kitchen and hallways have wood floors and knotty pine paneling. Ceiling fans are in the living, dining, and master bedroom. There are three heated areas on the lower level: spacious laundry room, workshop, and a storage area. In addition, there is a garden room with a great potting bench made of old barnwood and an unheated storage area for garden tools and such. With central heat, double pane windows and full insulation, the home is great for year round living as well as for a summer retreat.

### DIRECTIONS

US 64 in Lake Toxaway to NC 281 North. NC 281 North for approximately 3.4 miles to Shelton Road on the left. Follow Shelton Road to Wolf Ridge Road on left. Follow Wolf Ridge Road to Lupine Ridge Circle turning left on Lupine. Follow Lupine Ridge Circle for .2 mile to Reilly - Bridges sign on left.



PROPERTY TAX FOR 2008: \$366.00

ROAD MAINTENANCE ANNUAL FEE: \$100 - \$150

**OFFERED FOR: \$149,000**

WNC Regional MLS: 000000

Highlands-Cashiers MLS: 00000

Owner: Reilly

**LISTING BROKER, MARY COKER, GRI**



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DOGWOOD COTTAGE



LIVING ROOM ~ CATHEDRAL CEILING



DINING ROOM ~ LIVING ROOM TO RIGHT ~  
KITCHEN TO LEFT



DINING ROOM



KITCHEN

STONE FIREPLACE

KNOTTY PINE  
PANELING



ABUNDANT STORAGE  
AMPLE WORKSPACE  
NEW GAS RANGE  
NEW REFRIGERATOR  
DISHWASHER

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DOGWOOD COTTAGE



MASTER  
BEDROOM  
AND  
MASTER  
BATH



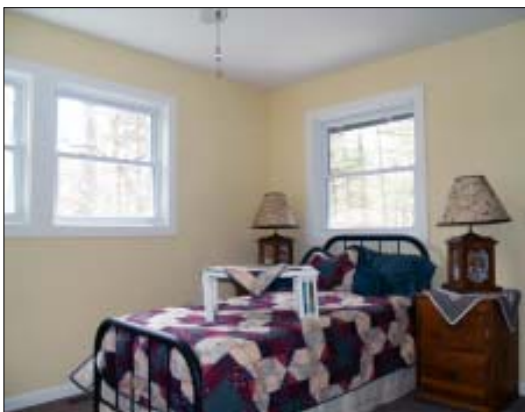
BEDROOM TWO



BATH TWO



BEDROOM THREE



BEDROOM  
FOUR  
OR  
BONUS  
ROOM



WNC Regional MLS: 000000

Highlands-Cashiers MLS: 00000

Owner: Reilly

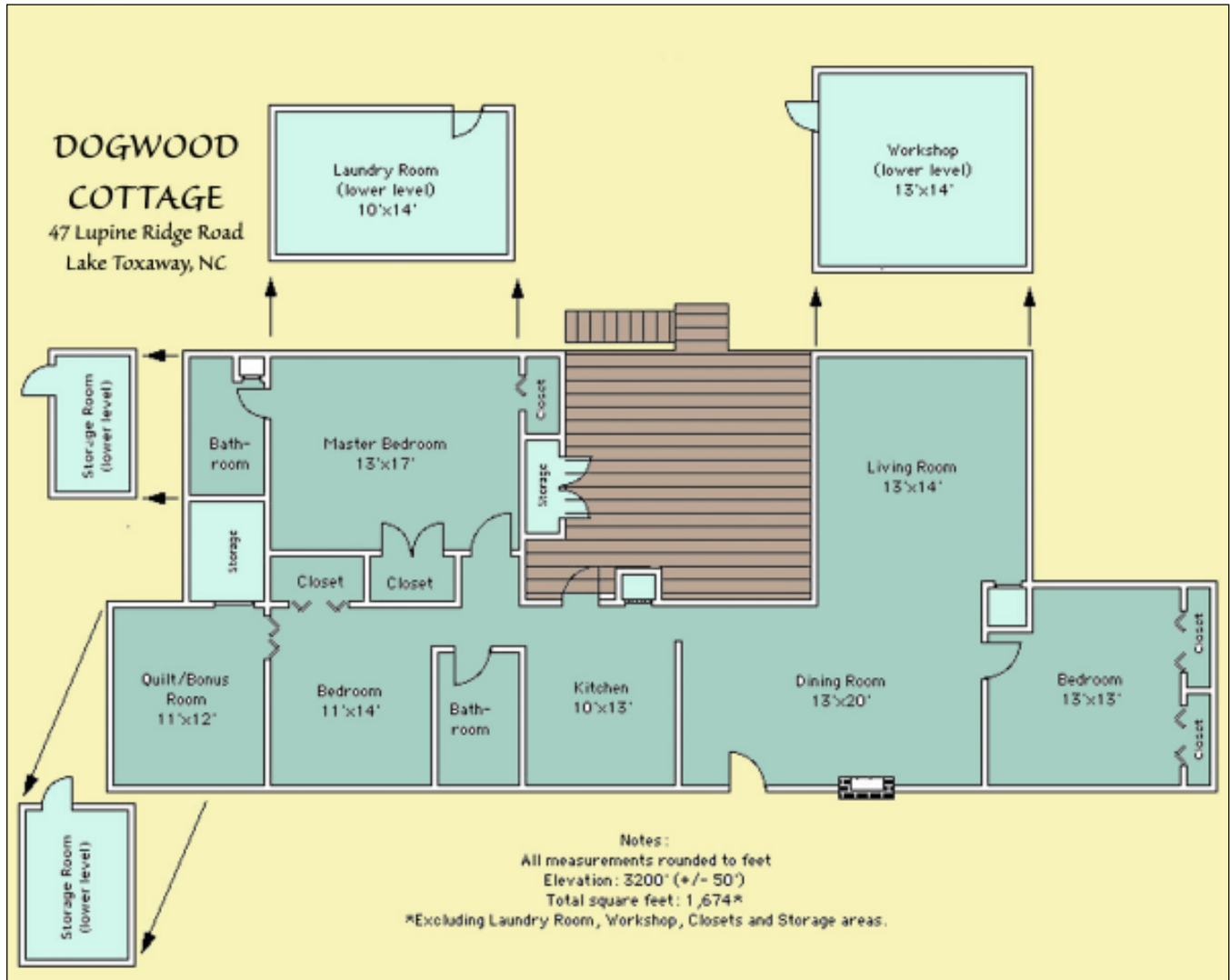
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DOGWOOD COTTAGE IS THE HOME OF "TIGGER" WHO WILL BE HAPPY FOR YOU TO VISIT



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DOGWOOD COTTAGE,  
OWNER COMMENTS PAGE

THINGS WE LIKE ABOUT OUR HOUSE:

4 large pantry drawers in the kitchen that will hold 150 pounds each

2 large drawers in the dining room that will hold 150 pounds

Updated kitchen with new gas stove, new refrigerator, new microwave, and our dishwasher

Central heat system

The new 4 bedroom septic system installed in 2006

New washer and dryer installed in 2006

New roof in 2008

Plumbing updated throughout the home

Bathrooms updated

Double pane windows throughout the upper level

Unvented gas logs in the fireplace

Insulated for comfortable year round living

Great workshop on lower level

Storage rooms

Garden room with custom made barn wood potting bench

