



# HUMMINGBIRD REALTY, LTD.

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## FALLS VIEW DRIVE

Enjoy cool summer evenings on the deck listening to the sounds of Toxaway Falls in the distance.....or gather round the outdoor firepit for some fine conversation and tall tales. As the weather cools and the leaves begin to fall, you will daily be amazed at the ever expanding view. By early winter, you will have a full view of Toxaway Falls and the mountains beyond. To the right, you will also see Rocky Mountain and ridges to the Northeast. For your enjoyment of the view, decking wraps around two sides of the upper level.



This brand new home awaits your special decorating touches. The main level is comprised of the great room, the master bedroom, bath, and laundry. This level is designed to be totally handicap accessible and contains all of the necessities for everyday living. Flooring on this level is all hardwood. Downstairs is easy care tile flooring, two bedrooms, a full bath and expansive storage closets. A nice feature both for safety and convenience is that each room has an outside door. The great room and master bedroom open to wrap deck.

Other notable features include the boulder work surrounding the outdoor firepit area and the home's location. Less than one mile from US 64 in a quiet neighborhood, Gorges State Park adjoins the lower boundary of the lot and Gorges Park lands are also across the street. Thus, your privacy is ensured for the future.

Adjoining lot is listed for \$59,500.



**Reduced Price: ~~\$259,000~~ \$249,000**

WNC Regional MLS #: 384840  
Highlands-Cashiers MLS #: 62183  
Owner: Saraco Ventures, Inc.

**DIRECTIONS:** US 64 in Lake Toxaway to Whetstone Gap Road to right on Falls View Drive.

Third house on right.  
TAXES: \$689 for 2006

**Listing Broker, Mary Coker, GRI**