



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com

FOX RIDGE COTTAGE



Fox Ridge Cottage will delight you! Tucked privately on over 2.5 acres, the cottage affords lovely mountain views. Accented with stone steps, walking paths and a stone patio in back, it has a true mountain ambiance. Once you step inside, you will appreciate the hardwood floors throughout the home and the stone fireplace, which is the focal point of the living room. With the feeling of an old style mountain cottage, it has been updated to provide a tasteful and comfortable home: baths feature tile floors, shower and tub surrounds, and central gas heat and air conditioning have been installed. The master bedroom has a private bath; the second bath can be accessed directly from the second bedroom or from the living areas of the home. A wonderful large screened porch is the most popular spot in the house in the summertime ~ sit in the swing and enjoy the wonderful mountain views, the blooms of the rhododendron, and the natural beauty of the mountains. The back door leads from the living area up stone steps to a raised stone patio ~ another great spot for relaxing, visiting with friends, and taking in the nice view. The property is located on a paved, state-maintained road and is just a short distance to restaurants, shops, and stores in the Lake Toxaway and Sapphire communities. The location is a great center point for adventures in the Pisgah and Nantahala National Forests, the Blue Ridge Parkway, and Gorges State Park. Enjoy the communities of Lake Toxaway, Sapphire, Cashiers Village, and the towns of Highlands and Brevard. The property is offered with all appliances and some basic furnishings. Fox Ridge Cottage is a one-owner, exceptionally well-maintained property that offers you the best of mountain living.

DIRECTIONS: US 64 in Lake Toxaway to NC 281 North - 281 North for approximately 1.5 miles to Fox Ridge Road on the right. Fox Ridge Road to #423 and sign on left.

OFFERED FOR: \$195,000

TAX FOR 2009: \$531

WNC Regional MLS: 456778

Highlands-Cashiers MLS: 69607

Owner: Gilliland

LISTING BROKER, MARY COKER, GRI



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Entrance to the property - the cottage is up
and to the right - not visible from the street.



Looking from the screened porch or kitchen and dining area, you will be overlooking the
lovely grounds to the mountains beyond.



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Sunsets are gorgeous from the screened porch ~ the stone patio is wonderful for outdoor entertaining!



Spacious living area ~ lots of windows to the right out of photo



Tidy kitchen



left:

master bedroom
and bath

above: bedroom
two

right: bath two



