



HUMMINGBIRD REALTY, LTD.

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IVY COTTAGE



IVY COTTAGE is an adorable cabin for escaping to the mountains at any time of year. Tucked privately beyond old growth rhododendrons, you will enter on the stone pathway to gain your first glimpse of the cottage. Then, you are greeted by the covered "rocking chair" front porch. The interior features wood floors throughout the living areas - kitchen and bath floors are tile. Knotty pine paneling is in all rooms except the living room. The large dining room/gathering room features a fireplace and is the center of the home. All windows are new insulated low-e aluminum clad, all ceilings are new, doors are new solid core wood, and the bath was totally renovated in 2005. All kitchen appliances are less than 4 years old, some newer. During renovation, a vanity was included in the master bedroom. A spacious new back deck has been added and a wonderful firepit with stone benches and stone table were created in the back yard. In addition, there is a handy workshop & storage building. The crawlspace under the cottage features an automatic ventilation system so that the home stays dry and comfortable during the rainy season. All appliances and existing furnishings are included in the sale. This is a great little cottage ready for you to enjoy for years to come. Don't miss the opportunity to own your personal mountain getaway home at such an affordable price!

\$123,500

IVY COTTAGE



Living Room



Fireplace in Dining Room



Dining Room with kitchen in background



Dining Room to Living Room on left



Kitchen

PROPERTY TAX FOR 2008: \$410

DIRECTIONS:

US 64 in Lake Toxaway to NC 281 North. 281 North for 3.4 miles to Shelton Road on the left. Shelton Road to Wolf Ridge Road on the left. Wolf Ridge Road to third house on the right.

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IVY COTTAGE



Master bedroom



Vanity in master bedroom



Bedroom two



Bath



New Deck



Firepit with stone benches



Back of home



Back Yard



PRIVATE WELL AND SEPTIC

Home is on a state maintained road,
so there are no road maintenance fees.



LISTING BROKER, MARY COKER, GRI