



# HUMMINGBIRD REALTY, LTD.

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

## Lupine Ridge



Light and bright, immaculate and comfortable are some of the adjectives one might choose to describe this wonderful mountain home.

You will be pleasantly surprised by all of the features this home has to offer:

- ~vaulted wood ceilings in the living room and kitchen
  - ~stone fireplace with gas logs
- ~light knotty pine wood paneling throughout
- ~wood floors in all living areas and kitchen
  - ~tile floors in baths
  - ~carpeted floors in bedroom
  - ~skylight in the kitchen
  - ~breakfast bar
  - ~large walk-in pantry
- ~three bedrooms and two full baths
- ~one level living with easy no stairs entry at back
- ~covered walkway from carport to front door
- ~spacious open deck for outdoor entertaining with a portion under cover for inclement weather
- ~a fully finished workshop/crafts room in basement with a half bath, phone, etc. (outside entrance)
- ~separate driveway for additional parking or easy access to workshop
- ~additional storage building with extra refrigerator



Since 2000, this home has been totally renovated and updated including a new addition, new roof, carport and covered walkway. You should enjoy many years of low maintenance enjoyment ~ even the landscaping is low maintenance, yet attractive. Elevated above the street with exceptional privacy, your closest neighbor is the Pisgah National Forest which bounds the entire back property line. Both driveways provide gentle, easy access.



**\$198,000 with all appliances and most furnishings**  
(exceptions list attached)

WNC Regional MLS: 470529



Highlands-Cashiers MLS: 71252



Owner: Johnston

LISTING BROKER, MARY COKER, GRI



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## *Lupine Ridge*



LIVING ROOM

PROPERTY TAX, 2009, \$478

ROAD MAINTENANCE VARIES  
AVERAGE \$150 PER YEAR

SHARED WELL

DIRECTIONS:

US 64 IN TOXAWAY TO NC 281 NORTH,  
281 N TO LEFT ON SHELTON ROAD TO  
LEFT ON WOLF RIDGE ROAD TO LEFT  
ON LUPINE RIDGE CIRCLE TO FIRST  
DRIVE ON LEFT

NOTE CEILING FANS THROUGHOUT HOME



KITCHEN FROM LIVING ROOM



KITCHEN FROM DINING ROOM



DINING ROOM



MASTER BEDROOM



GUEST BEDROOM



THIRD BEDROOM

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WNC Regional MLS: 000000

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# Lupine Ridge

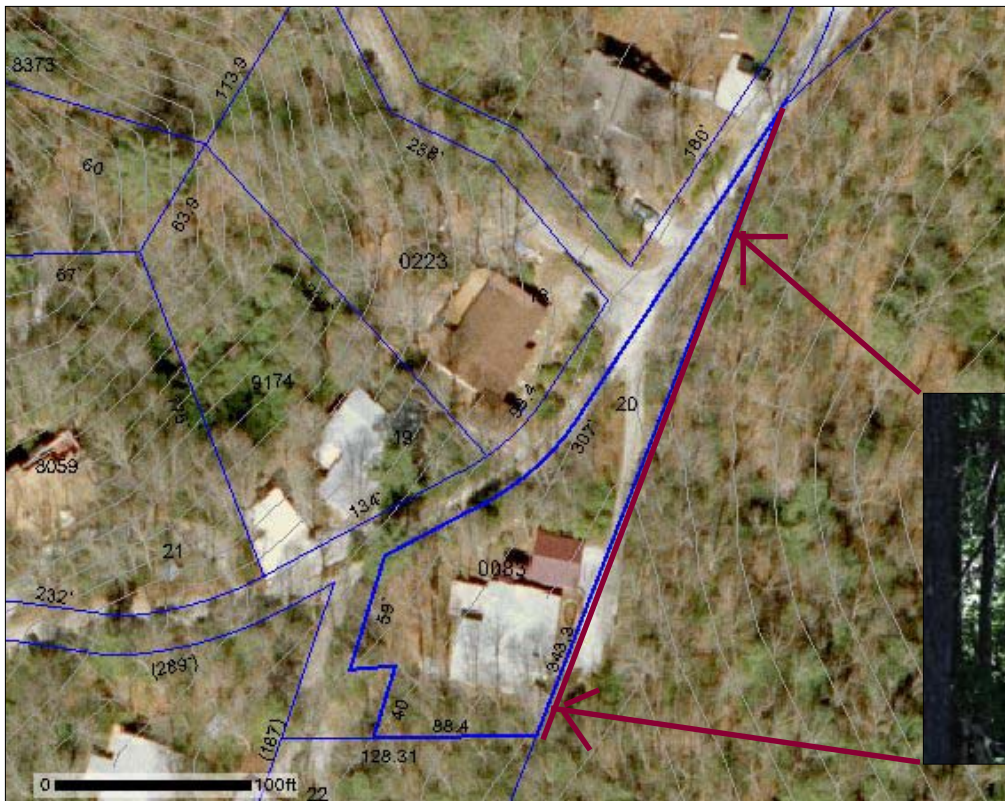


*Welcome home!*

GENTLE DRIVEWAY

COVERED WALKWAY FROM CARPORT TO FRONT DOOR

NATIONAL FOREST IN YOUR BACKYARD!



Please note when viewing the property that **none** of the improvements, driveway, etc. encroach on the forest lands. Line maps are placed over aerial photography and are not always exactly accurate as to the line placement.



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