



HUMMINGBIRD REALTY, LTD.

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MOUNTAIN

DREAM



Absolutely beautiful property ready to build your dream home.

Two ponds are fed by a mountain stream with water cascading from the smaller upper pool to the larger pond below. The gentle homesite overlooks the ponds and small waterfall - the property is enhanced by a wide variety of native hardwoods, gorgeous rhododendrons, mountain wildflowers and ferns and an interesting rock outcropping.

Trails have been created to meander through the woods and enjoy the native plants.

This is a most unique parcel in Indian Lakes due to the acreage size, the ponds, and the exceptional privacy it affords.

Fees: \$834 for 2008

Taxes: \$167 for 2007

RESTRICTIONS: Single family residential, minimum square footage requirements, etc. Complete Restrictive Covenants and Architectural Control documents available upon request.

AMENITIES: Two private lakes for canoeing and fishing, community waterfront park and boat storage, community water system, underground utilities, private, paved streets.

DIRECTIONS: US 64 in Lake Toxaway to NC 281 North to Slick Fisher Road (a left turn), to entrance to Indian Lake Estates on right. Indian Lake Road to Hiwassee Road to Nantahala Road - first drive on right just as you enter Nantahala Road.

Offered at \$125,000

