



HUMMINGBIRD REALTY, LTD.

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PEAR TREE COTTAGE



PEAR TREE COTTAGE is conveniently located in the Sapphire community within walking distance to stores, post office, and Gorges State Park. Situated on a level, fenced lot, it is shaded in summer by beautiful Bradford Pear trees - in spring, gorgeous blossoms cover the trees and in fall they provide bright leaf color. The cottage has wood floors in the living area of the greatroom which is open to the clean, bright kitchen. There are two bedrooms, one full bath, and an enclosed porch. The one car garage is accessible from the kitchen and contains the laundry area. In the back yard is a tidy workshop/storage building along with ample space for a garden or for a pet to explore. The neighborhood is peaceful and quiet. The roof was replaced in 2006 and a new water pump has been installed on the well serving the cottage and the adjoining home.

Pear Tree Cottage is well-suited for a starter home, a vacation home, rental home, or for a retirement location. The price makes this an excellent investment for any purpose.

OFFERED FOR: \$78,500

TAX FOR 2009: \$243

WNC Regional MLS: 447859

Highlands-Cashiers MLS: 68809

Owner: Reese

LISTING BROKER, MARY COKER, GRI