



HUMMINGBIRD REALTY, LTD.

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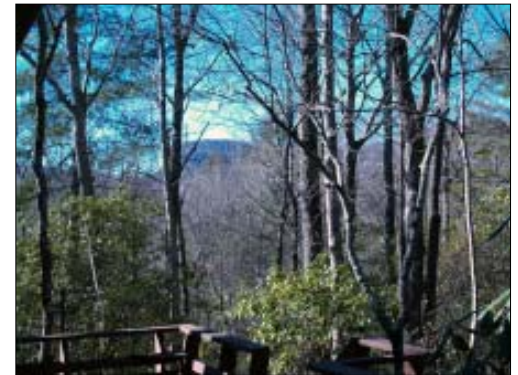
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“RABBIT RUN” COTTAGE



“RABBIT RUN” is a sweet summer cottage that has provided wonderful mountain memories for its family for many summers. The cottage is located in the friendly community of Wolf Ridge in the Lake Toxaway area. The lot is level to gently sloping with a nice variety of native mountain vegetation ~ rhododendron, mountain laurel, & numerous hardwood trees. Stone walkways take you around the cottage and to the car barn, which is walled on two sides and open on either end. On the far side of the cabin is a great spot to relax on the garden bench overlooking the garden spot ~ perhaps you will see one of the rabbits hopping along the path below. The cottage features an eat-in kitchen, two bedrooms, one bath, and a spacious living room with lovely stone fireplace equipped with gas logs. The spacious deck opens from the living area, provides a pleasant mountain view and is a great gathering place. One of the unique offerings of the cottage is “Melissa”, the wood cookstove which is in perfect working condition. On a cool day, it will warm you as well as cook a nice pot of soup or stew! Not to worry, there is an electric range for everyday cooking. Downstairs, there is a full laundry room; otherwise, everything you need is on one level. The owners have lovingly maintained Rabbit Run and it is in good repair. The cottage is being offered fully furnished, including “Melissa” and is waiting for you and your family to create your own treasured mountain memories.

\$119,000

WNC Regional MLS: 479815

Highlands-Cashiers MLS: 72194

Owner: Litschauer

LISTING BROKER, MARY COKER, GRI



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“RABBIT RUN” COTTAGE



Rabbit Run Cottage

Additional lot by same owner available for \$5,000 with purchase of cottage.



Late fall view from deck



Close-up of “Melissa”

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“RABBIT RUN” COTTAGE



Living room with gas log stone fireplace and picture window to deck and view



Eat-in kitchen with lots of counter space and cabinets ~ “Melissa” in right photo



One of the two bedrooms

2010 PROPERTY TAX:
\$285
LOT SIZE: .531 ACRE



One of the stone walkways



Rabbit Run from the backyard

ACCESS VIA STATE
MAINTAINED ROAD
~ NO FEES

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