



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

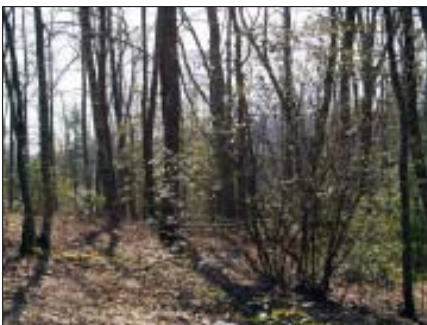
hrealtyltd@citcom.net

www.hummingbird-realty.com

SAPPHIRE COTTAGE



SAPPHIRE COTTAGE is newly renovated with new flooring, new appliances, paint, heat and more. It is conveniently located, yet away from the main roads. There is a covered rocking chair front porch and a new back deck to enjoy the sun. The land is almost totally level which is difficult to find in the mountains with a nice mix of hardwood trees and native rhododendrons and mountain laurel. The cottage has two bedrooms, one bath, a spacious living area, plus a large laundry/workroom. The cottage is excellent for a mountain vacation home or for year round living; also, it would be a good rental investment property. Located within walking distance to Gorges State Park, the Pisgah and Nantahala National Forests are also nearby for your enjoyment. There are numerous waterfalls to visit and many scenic drives including the Blue Ridge Parkway. Enjoy the nearby towns and villages of Brevard, Cashiers, Lake Toxaway and Highlands.



DIRECTIONS:
US 64 in Sapphire to NC 281
South to left on Walter McNeely
Road to straight on Tiger Path to
last house on right.

PROPERTY TAX FOR 2010:
\$278.00

\$109,000



WNC Regional MLS: 461191

Highlands-Cashiers MLS: 72735

Owner: Liaghat

LISTING BROKER, MARY COKER, GRI



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com

SAPPHIRE COTTAGE



Entry with kitchen to left
with
living area above



Spacious living area



Four additional lots adjoining the property are available if one wishes to maintain the privacy of the setting. \$30,000 for all four.

WNC Regional MLS: 461191

Highlands-Cashiers MLS: 72735

Owner: Liaghat

LISTING BROKER, MARY COKER, GRI