



# HUMMINGBIRD REALTY, LTD.

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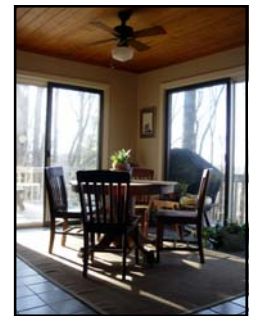
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## SEQUOIA LANE



This cozy mountain cabin is located in the quiet Lake Toxaway neighborhood of Indian Lake Estates. It is south facing and features passive solar design. Living areas are on the mainfloor with a half bath. Downstairs are two spacious bedrooms, full bath and laundry. Both bedrooms take advantage of the southern exposure with big windows. A large walk-in closet compliments the master which opens to a private patio. Winter views to the south can be enjoyed from the deck. Indian Lake Estates owners enjoy two lakes for canoeing and fishing. A waterfront park provides easy lake access and canoe storage and hosts community gatherings.



### 15 Sequoia Lane, Lake Toxaway

Subdivision: Indian Lake Estates

HOA Fees: \$834 for 2009

Taxes: \$427 for 2009

Heat: Passive Solar, Wood stove,  
Electric

Lot size: .52 Acres

Water: Community

House size: 1440 square feet

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**OFFERED**

FOR

**\$149,000!**

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### AMENITIES:

Community water, deeded access to two canoeing and fishing lakes, waterfront park, paved roads.

### DIRECTIONS:

US 64 to NC 281 North to left on Slick Fisher Rd. to Indian Lake Estates on right. Indian Lake Rd. to left on Toxaway Trail to corner of Sequoia Lane and Toxaway Trail.

Mountain Regional MLS: 426596

Highlands-Cashiers MLS: 66706

Owner: Hobbs and Austin

**MARY COKER, BROKER, GRI**