

HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

Phone (828) 966-4737 Fax (828) 966-9242

e-mail: hrealtyltd@citcom.net

www.hummingbird-realty.com



SERENITY is the mood.....

the perfect setting for a quiet mountain retreat



Gentle homesite of almost one acre sits above the street and has a small stream meandering along one boundary line. The building site is gentle and well up on the lot. The exposure will be to the southeast - ideal for the mountains - lending morning light and cool afternoons in the summer and warm winter sun for the colder months. There should be a limited mountain view depending upon the siting and style of home built.

RESTRICTIONS: Single family residential, site built or modular construction. Architectural Control and Restrictive Covenants available.

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

DIRECTIONS: US 64 in Lake Toxaway to NC 281 North to left on Slick Fisher Road to entrance to Indian Lake Estates on right. Indian Lake Road - after passing Toxaway Trail, the lot is just beyond and adjacent to the first house on the left.

Lot #	31
Section	4
Lot Size	.91 acre
Water	community
Sewer	septic by Buyer
Fees	\$834; 2009
Taxes	\$101; 2009



Offered at \$29,500

WNC Regional MLS # **455507**

Highlands/Cashiers MLS# 63427

Owner: Vance

Listing Broker, Mary Coker, GRI