



# HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

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

e-mail: [hrealtyltd@citcom.net](mailto:hrealtyltd@citcom.net)

[www.hummingbird-realty.com](http://www.hummingbird-realty.com)

## THE COVE ON INDIAN LAKE



Offered for \$49,500



**FEATURES:** Lakefront lot on quiet cove of Indian Lake - slopes gently to the lake and is bounded on one side by a noisy little stream cascading down to the lake. A quiet location for a relaxing vacation home or year round living, you will enjoy beautiful sunsets from this location. Approved for a three bedroom septic permit.

**RESTRICTIONS:** Single family residential, no mobile homes. Architectural Control Regulations, Restrictive Covenants, and Property Owners Association ByLaws available upon request.

**AMENITIES:** Indian Lakes provides a community water system (cost of water is included in annual association fee), paved private roads, underground utilities, two private lakes for the enjoyment of all residents, boat storage for canoes and kayaks, and a waterfront park.

**DIRECTIONS:** From US 64 in Lake Toxaway, follow NC 281 North (Blue Ridge Road) for just over one mile to Slick Fisher Road on the left. Follow Slick Fisher Road for 1.3 miles to the entrance to Indian Lakes on the right. Follow Indian Lake Road to last vacant lot on the right before cul-de-sac. There is one house on the right just beyond the lot.

|          |                 |
|----------|-----------------|
| Lot #    | 11              |
| Section  | 10              |
| Lot Size | .72 acre        |
| Water    | community       |
| Sewer    | septic by Buyer |
| Fees     | \$834.00; 2009  |
| Taxes    | \$237.00; 2009  |