



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com

TOXAWAY VIEWS #706



Remarkable in every way - panoramic views over mountain ranges to the lakes of upstate South Carolina and Georgia. (Photos cannot do justice to this view, you must see it to appreciate the beauty.) The views overlook Gorges State Park, which adjoins this complex, so they will remain naturally beautiful and pristine. With your morning coffee, enjoy the views from the screen porch or open deck; in the evenings, relax and take in the sunsets from the hot tub in the sunroom. The upstairs includes the master suite, a sitting room, office and ample storage, as well as the sunroom with hot tub. Skylights are featured on this level. The main floor is comprised of another bedroom suite, a third bedroom and full bath, great room, and kitchen. Sliding doors open from both the living and dining areas to either the open deck or the screened porch lending a wonderfully open, light and bright ambiance to your living space. The living area is further enhanced by a stone, wood-burning fireplace. The kitchen is ample in size and fully-equipped.

On site, there is a lovely swimming pool with waterfall and tennis courts for you to enjoy. Nearby are many scenic waterfalls, small towns and villages to explore, and access to both the Pisgah and Nantahala National Forests. The Blue Ridge Parkway is just a short distance away where you can take in the most magnificent scenery and views in Western North Carolina.

Remarkable in value as well this lovely unit is offered for only **\$249,500**. If you wish, a garage may be purchased for only **\$10,000**. Annual fees for 2010 are **\$2,160** and taxes for 2009 were approximately **\$890**.



WNC Regional MLS: 460075

Highlands-Cashiers MLS: 69975

Owner: Sadler

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

TOXAWAY VIEWS #706 ~ ENTRY LEVEL



Wood burning stone fireplace



Living area as seen from dining area



From entry to dining area

Upon entry, the fireplace is to your left, the living and dining areas, open deck and screen porch flow across the full width of the unit. A counter height bar separates the dining area from the kitchen.



Efficient, roomy kitchen



Bedroom two

Bedroom two on the main level has a private full bath as well as a private balcony deck.

Bedroom three, also on the main level, is bright and cheery with the third full bath just a few steps down the hall.



Bedroom three

WNC Regional MLS: 460075

Highlands-Cashiers MLS: 69975

Owner: Sadler

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

TOXAWAY VIEWS #706 ~ UPSTAIRS

As you come up the stairs, you enter the sitting room.

To your left is the sunroom with skylights and hot tub.

Opposite the sitting room is a nice space for storage, room for a game table, bookshelves, and then the office, also with skylights.



Sitting room

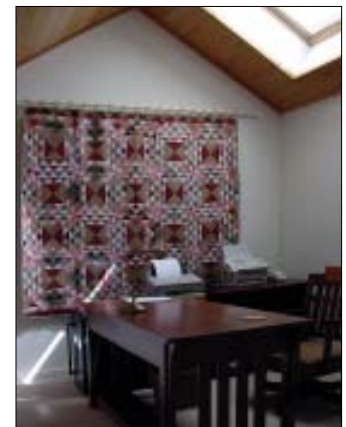
Entry to the master bedroom is from the sitting room. As the other spaces on this level, it features cathedral ceilings and has a private bath. And always, there are the magnificent views.



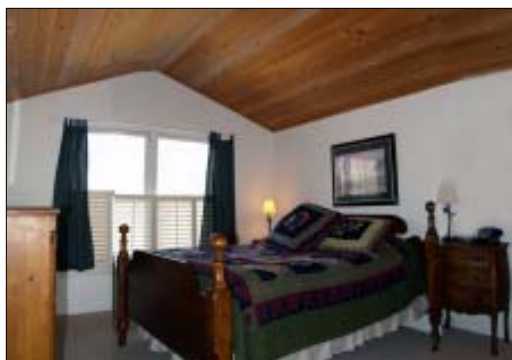
Sunroom with skylights and hot tub



Area from sitting room to....



Office



Master bedroom



Master bath



.....always, the views

WNC Regional MLS: 460075

Highlands-Cashiers MLS: 69975

Owner: Sadler

LISTING BROKER, MARY COKER, GRI