



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

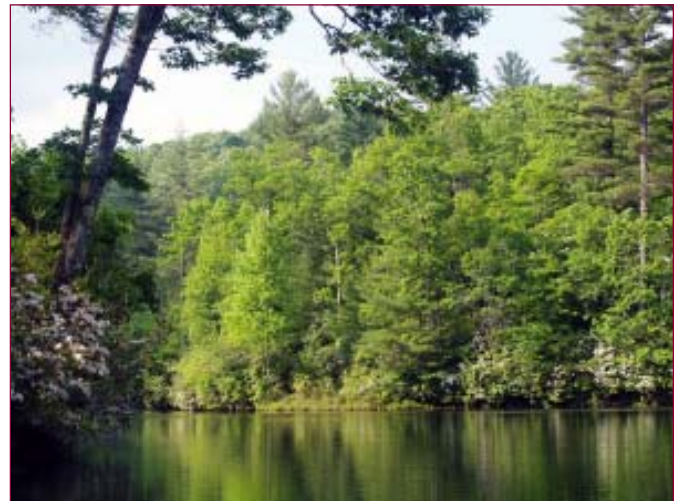
fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com



~ Wonderful flat area at the lakeside ~



An opportunity too good to miss! Lakefront homesite on Indian Lake is offered at an exceptionally affordable price. Approximately one-half acre, this site slopes down toward the lake and becomes level at the waterfront making an ideal spot for a dock and/or a gazebo. Since Indian Lake Estates has a community water system, you will not have the expense of drilling a well; however, each home has its own septic system. The lot was approved for a septic system several years ago, but the permit is no longer active. You will appreciate that all utilities are underground with no power lines to detract from the natural beauty of the area. This is an ideal location for a mountain vacation home ~ enjoy the peacefulness of the community, the gatherings at the Waterfront Park, and canoeing or kayaking on the lake.

Particulars: Lot 7 Section 5 consisting of .48 acres, mol 2008 taxes - \$98

Homeowners Association Annual Fee - \$834 for 2008



SPRING AT INDIAN LAKES



LAZY SUMMER DAYS



AUTUMN
BRILLIANCE



WINTER'S GIFTS

OFFERED FOR \$49,500

WNC Regional MLS: 434898

Highlands-Cashiers MLS: 67319

Owner: Pratt

LISTING BROKER, MARY COKER, GRI

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Indian Lake Estates



DIRECTIONS:

US 64 in Lake Toxaway to
NC 281 North to left on Slick Fisher
Road for about 1 mile to
the entrance to Indian Lake Estates
on your right. Follow Indian Lake
Road to a right on Hiwassee Road.
Lot 7 is just beyond the second
house on your left.
A third house on the left is now
under construction.

houses on Hiwassee are
highlighted in yellow

