



# HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

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

## WEASEL WAY COTTAGE



Approach from left



Front from street



View from right



Backyard

Anyway you look at it, this home is a great deal!

Two bedrooms, two full baths, extra bonus/crafts room, large laundry room plus a spacious open living, dining, and kitchen area are just the beginning. There is a carport, a lovely screened front porch with a view of Toxaway Mountain, and the back and side yards are tidily fenced. The metal roof is new - 2008 - the home has vinyl siding for low maintenance and ease of care. All appliances are less than three years old and are included in the sale. The yard is tidy with nice landscape plants and space left over for vegetable or flower gardens if you wish. Should you have a pet, the fenced back yard is a great asset. The ramps at the entry and back are for an older pet of the current owner. Conveniently located within walking distance of the community center, a convenience store and the post office, it is also near Gorges State Park and is easily accessible to US 64. This would make a wonderful starter home, retirement spot, or vacation retreat.

**REDUCED FROM \$104,000 TO ONLY \$87,500** LISTING BROKER, MARY COKER, GRI

WNC Regional MLS: 433506

Highlands-Cashiers MLS: 67215

Owner: Richards



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## WEASEL WAY COTTAGE



Living area



From dining to living area



Dining/kitchen



From living area to dining & kitchen



MANY NEW UPGRADES: SECOND BATH TOTALLY RENOVATED, VINYL SIDING, ROOF AND MORE!  
AND  
ALL APPLIANCES ARE LESS THAN THREE YEARS OLD

PROPERTY TAX FOR 2009: \$279.00

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