



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com

WOLF RIDGE CABIN



Located in the quiet, friendly community of Wolf Ridge across the street from the Pisgah National Forest, this completely furnished, tidy cottage offers much potential as a vacation or permanent home. From the driveway, you have a level entry into the home and there is a service drive as well that provides easy access to the basement. Features include: a large eat-in kitchen with an abundance of cupboards and a bay window to enjoy the morning sun; living room with brick gas-log fireplace and skylight; two bedrooms and two full baths (one bath is private to the master bedroom); hardwood and tile floors; and, most enjoyable is the spacious screened in porch and adjoining covered deck. NOTE: The living room floor is carpet over wood. There is a half basement with lots of space for a workshop or hobby area. The lot is gentle in slope with a variety of hardwoods, lush rhododendrons, and mountain laurel along with other native trees and plants. The metal roof is new, 2007, and exterior painting was also done in 2007. A new water heater was installed in 2007 and a new dryer in 2009 - all appliances are in good working order. Heat sources include a central gas furnace, gas logs and a gas wall heater. The well, located on the property, is shared with one neighbor.

DIRECTIONS:

US 64 in Lake Toxaway to NC 281 North for approximately 3.4 miles to Shelton Road on the left. Shelton Road to left on Wolf Ridge Road. Wolf Ridge Road to the bright yellow mailbox #232 on your right.

TAX FOR 2009: \$449

\$148,000 TOTALLY FURNISHED



WNC Regional MLS: 451874

Highlands-Cashiers MLS: 69181

Owner: Flint

LISTING BROKER, MARY COKER, GRI



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

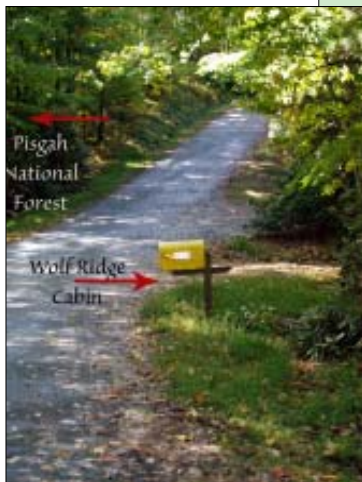
fax 828-966-9242

hrealtyltd@citcom.net

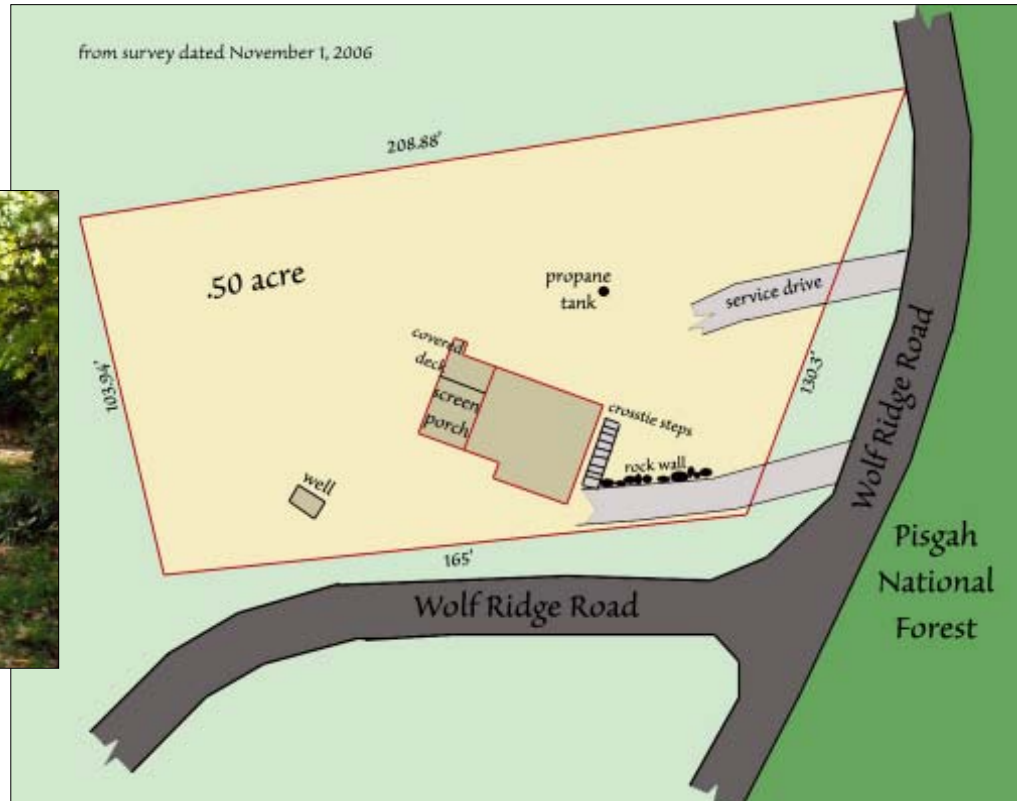
www.hummingbird-realty.com

WOLF RIDGE CABIN

from survey dated November 1, 2006



NATIONAL FOREST
ACROSS
THE STREET



LIVING AREA WITH GAS LOG FIREPLACE
AND SKYLIGHT



SPACIOUS EAT-IN KITCHEN WITH BAY
WINDOW AND ABUNDANCE OF CUP-
BOARDS

LISTING BROKER, MARY COKER, GRI