



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

828-966-4737

fax 828-966-9242

hrealtyltd@citcom.net

www.hummingbird-realty.com

HARDWOOD HILL



Nicely situated on one acre with a pleasant year round mountain view, this three bedroom manufactured home provides a master bedroom w/walk-in closet, two additional bedrooms, large living area and a small bonus room with a stone fireplace. There are large screen porches on both the front and back of the home. In addition, there is a carport for two vehicles, and two storage buildings. In the back yard, there is a garden space and fruit trees and grape arbor. Mature landscape shrubs and perennials are in place. Located just off a state-maintained paved road, it is easily accessible and only 15 - 20 minutes to Brevard.

NOTES:

The property is being sold in as is condition.

Septic permit is for 2 bedrooms.

DIRECTIONS:

US 64 in Lake Toxaway to Kim Miller Road. Kim Miller Road to Old Quebec Road - Old Quebec Road to Hardwood Hill on left (directional sign here) to first home on left.

PROPERTY TAX FOR 2009: \$387
\$98,500

WNC Regional MLS: 446860

Highlands-Cashiers MLS: 68717

Owner: McConnell

LISTING BROKER, MARY COKER, GRI



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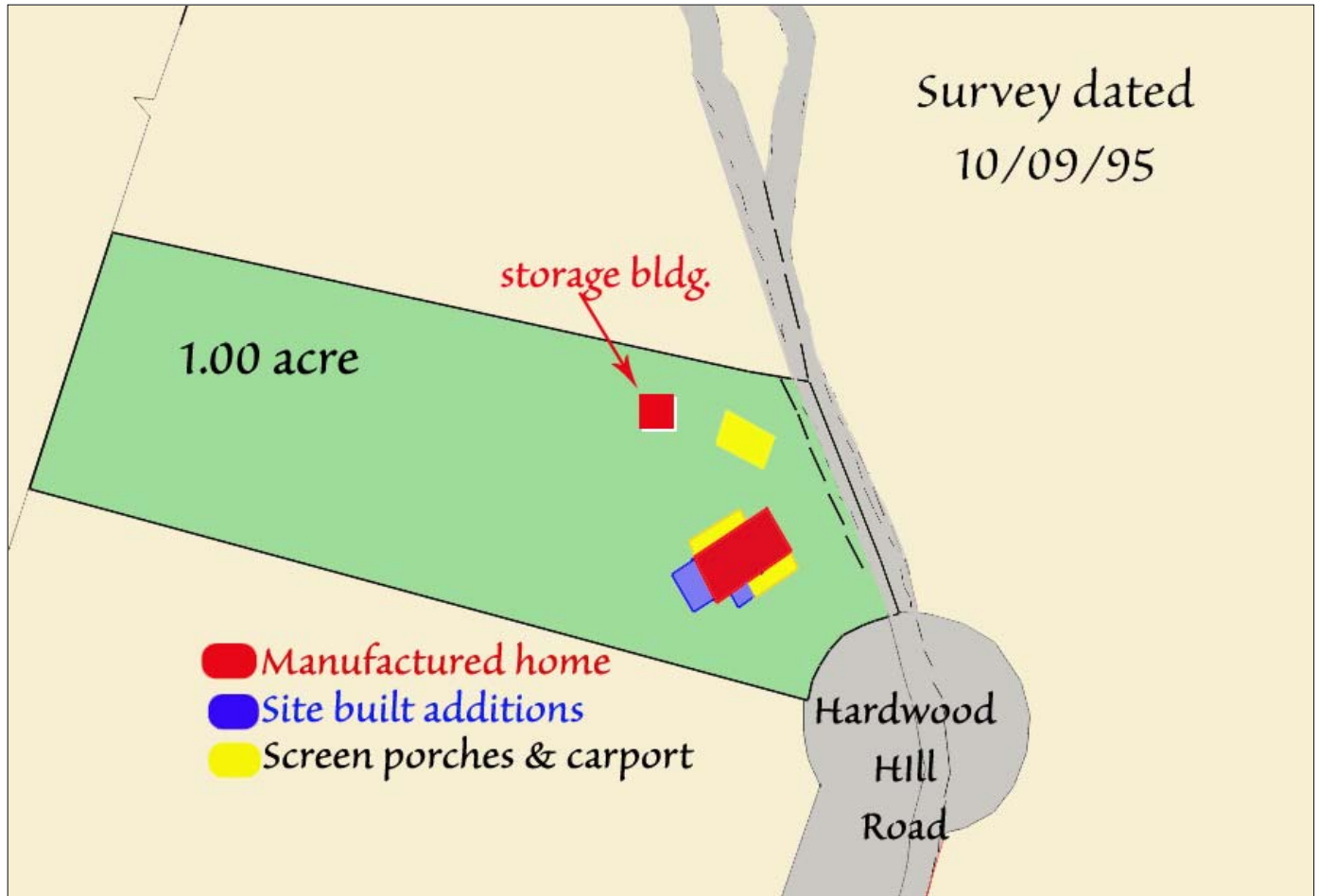
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