

Residential
66742 Active**L\$400,000**

Addtl Status:
Area: Sapphire Valley
Subdivision: Holly Forest
Lot Size/Acres: 1.190
Lake/Stream:
Township: Cashiers **County:** Jackson
Section: 1 **Lot #:** 58
Beds: 3 **Baths/HBaths:** 3 / 0
Apx Htd SF: **Furnished:** No
Apx Year Built: 2005 **City Limits:** No
Club Mem Req: Yes **Road Maint:** No
Road Maint Fee: **Zoning:** No
Zoning Type: **New Const:** No
Hndcap Access: No **FSBO:** No
Flood Plain: No **Srch Acres:** 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1097 **Fee Year:** 2010
Deed Bk/Pg: 1509 / 380 **PIN:** 7592-84-8545 **Portion/All of PIN:** All **Taxes:** \$1,644.19
Tax Year: 2008

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	L	
Dining:	M		Laundry:	M		Bedroom 4:		
Family:	L		Master BR:	M		Bedroom 5:		
Den/Office:	M		Bedroom 2:	M		OTHER:	L	

FEATURES

Int Features: Ceiling Fans , Walk-in Closet , Washer/Dryer Connection
Ext Features:
Other Rooms:
Appliances: Dishwasher , Dryer , Microwave , Range/Oven , Refrigerator , Washer
Fireplace: 2 or More , Gas Log , Wood Burning
Amenities: Paved Access , Pool , Tennis
Fees: Amenity Fee , Association Fee
Docs on File: Plat/Tax Map

Bsmnt/Found: Full **Style:** 1 Story
Porch/Patio/Deck: Covered , Deck , Patio , Porch **Const:** Wood Siding
Topo/Lot Desc: Gently Rolling **Water:** Public
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Septic Installed
Car Storage: Double Carport **View:** Good , Mountain
Frontage:
Heating: Central , Electric **Driveway:**
TV/Internet:
Financing: Cash , Conventional **Roof:** Shingle
Cooling: Central , Electric

Remarks: Reduced \$108,000! House is on over an acre and borders green area. This home has been beautifully landscaped with a waterfall feature, stone patio with fire pit, rock walls and lots of beautiful shrubs. Home is in great condition offers an open great room, kitchen dining area with large master suite, office and guest room on main level. Lower level has a large family room and guest room.

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HCBOR 2009



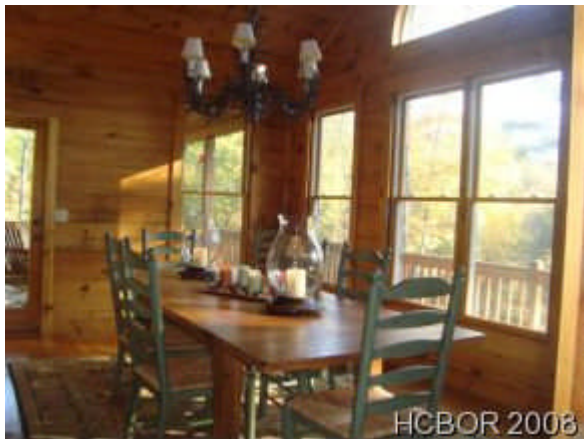
HCBOR 2008



HCBOR 2008



HCBOR 2008



HCBOR 2008

Dining Room



HCBOR 2008

Family Room

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Dining Porch



Gathering Porch



Stone Patio wfire ring



Covered Patio on Lower Level



Waterfall Feature



Large Storage Room

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Residential
67915 Active**L\$400,000** 

Addtl Status:
Area: Sapphire Valley
Subdivision: Holly Forest
Lot Size/Acres: .710
Lake/Stream:
Township: Cashiers **County:** Jackson
Section: 6 **Lot #:** 114
Beds: 3 **Baths/HBaths:** 2 / 1
Apx Htd SF: 2001-2500 **Furnished:** No
Apx Year Built: 2009 **City Limits:** No
Club Mem Req: Yes **Road Maint:** No
Road Maint Fee: **Zoning:** No
Zoning Type: **New Const:** Yes
Hndcap Access: No **FSBO:** No
Flood Plain: No **Srch Acres:** .5 - 1

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1097 **Fee Year:** 2010
Deed Bk/Pg: 1507 / 632 **PIN:** 8502-54-3085 **Portion/All of PIN:** All **Taxes:** \$.00
Tax Year: 2009

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	U	
Dining:	M		Laundry:	M		Bedroom 4:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:	U		Bedroom 2:	U		OTHER:		

FEATURES

Int Features: Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Eat-in Kitchen , Kitchen Island , Walk-in Closet , Washer/Dryer Connection
Ext Features: None
Other Rooms: Loft
Appliances: Dishwasher , Range/Oven , Refrigerator
Fireplace: Gas Starter , Living Room , Stone , Wood Burning
Amenities: Community Center , Fitness Center , Golf Course , Lake/Pond , Paved Access , Pavilion , Picnic Area , Pool , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Association Fee
Docs on File: Plat/Tax Map

Bsmnt/Found: Crawl Space **Style:** 2 Story
Porch/Patio/Deck: Deck , Wrap Around **Const:** Frame , Hardy Plank
Topo/Lot Desc: Gently Rolling , Wooded **Water:** Public
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Septic Installed
Car Storage: None **View:** Good , Mountain , Winter , Wooded
Frontage: Other-See Remarks **Driveway:** Gravel
Heating: Electric , Heat Pump **Roof:** Shingle
TV/Internet: DSL **Cooling:** Central , Electric
Financing: Cash , Conventional

Remarks: Brand new home just completed in Sapphire Valley. Located on a court for a quiet setting, this home has the master on the main with two bedrooms on the upper level and a loft/office. Master bath has a double bowl vanity, his/her closets, whirlpool tub and a shower. Kitchen has a breakfast bar and separate dining area. Large deck to enjoy the wooded setting with winter views. Comes with amenities.

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Driveway is paved



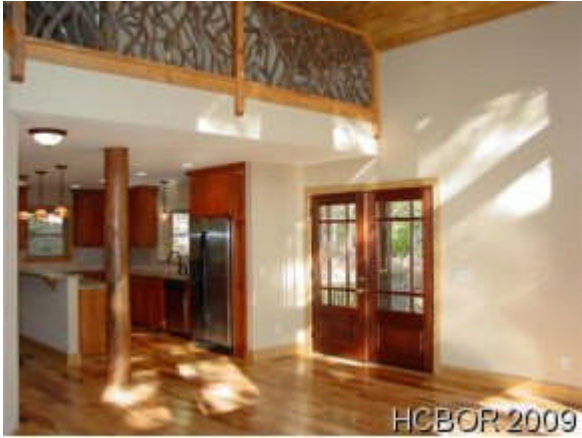
Dining Area



Great Room



Kitchen



Mst Bedroom

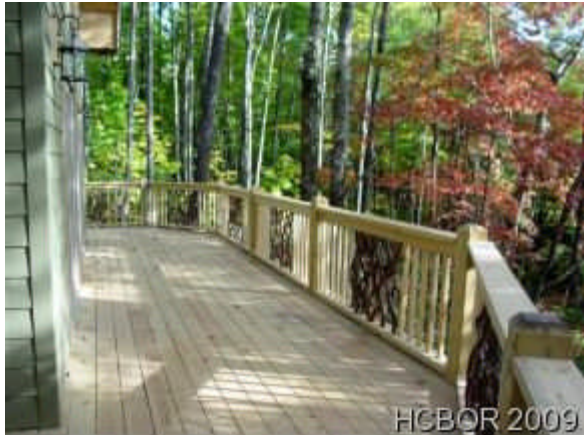
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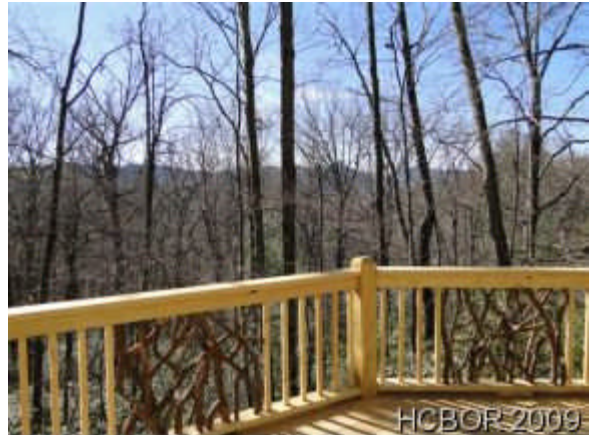
Master Bath whisher closets



2 Large Guest Rooms



Plenty of decks!



Great Mountain Winter Views



Sapphire Amenities-Golf



Sapphire Amenities- Tennis

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Residential
69929 Active**L\$416,000**

Addtl Status:
Area: Sapphire Valley
Subdivision: Country Club Estates
Lot Size/Acres: .780
Lake/Stream:
Township: Cashiers
Section: 1
County: Jackson
Beds: 3
Lot #: 3
Baths/HBaths: 2 / 1
Apx Htd SF: 1501-2000
Furnished: No
Apx Year Built: 2010
City Limits: No
Club Mem Req: No
Road Maint: Yes
Road Maint Fee: \$.00
Zoning: No
Zoning Type:
Hndcap Access: No
FSBO: No
Flood Plain: No
Srch Acres: .5 - 1

Deed Rest: Yes
Deed Bk/Pg: 1644 / 562
Tax Year: 2009
HOA: Yes
PIN: 7582-72-0838
Tot Ann Fee: 1,347
Portion/All of PIN: All
Fee Year: 2010
Taxes: \$490.00

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M	13X21	Kitchen:	M	11X13	Bedroom 3:	U	
Dining:	M		Laundry:			Bedroom 4:		
Family:			Master BR:	M	12X14	Bedroom 5:		
Den/Office:			Bedroom 2:	U		OTHER:		

FEATURES

Int Features: Cathedral Ceilings , Walk-in Closet , Washer/Dryer Connection
Ext Features: None
Other Rooms: None
Appliances: Dishwasher , Disposal , Microwave , Range/Oven , Refrigerator
Fireplace: Living Room , Stone , Wood Burning
Amenities: Community Center , Fitness Center , Gated Access , Paved Access , Picnic Area , Playground , Pool , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Annual Road , Association Fee
Docs on File: By-Laws/Covenants/Restrict , Floor Plan , Plat/Tax Map , Topo/Arial Photo

Bsmnt/Found: Concrete Wall , Crawl Space
Porch/Patio/Deck: Back , Covered , Front , Porch
Topo/Lot Desc: Gently Rolling , Wooded
Floor Coverings: Tile , Wall/Wall Carpet , Wood
Car Storage: Detached , Double Carport
Frontage: Stream
Heating: Central , Electric , Heat Pump
TV/Internet: Cable TV , DSL
Financing: Cash , Conventional
Style: 2 Story , Cottage/Bungalow
Const: Frame , Wood Siding
Water: Public
Sewer: Septic Evaluation
View: Stream , Wooded
Driveway: Gravel
Roof: Shingle
Cooling: Central , Electric , Heat Pump

Remarks: This 3 bedroom 2 1/2 bath home is to be constructed on a creekside lot, a golf cart ride to CCSV. It features an exterior w/Pine Lap siding, a stone fireplace, All granite counter tops and ceramic tiled floors and showers in baths. Wood ceiling in LR. White Oak Hardwood floors in LR, Kit, Hallway, & Half Bath. Great Location & Price. Two-car Carport included in price. FIRM.

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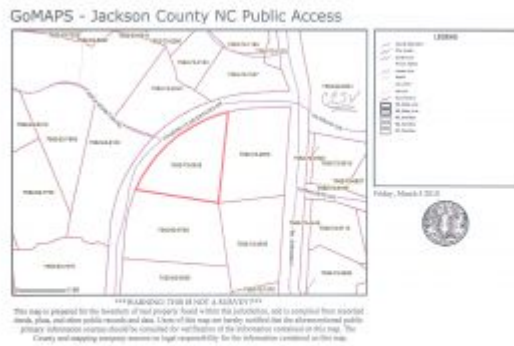
Rendering of Front



Floor Plan - Main Level



Floor Plan - Upper Level



County Plat of Lot 3



Aerial View of Lot 3

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Residential
69932 Active**L\$449,000****Addtl Status:**

Area:	Sapphire Valley	County:	Jackson
Subdivision:	Holly Forest	Lot #:	43
Lot Size/Acres:	.750	Baths/HBaths:	2 / 1
Lake/Stream:	No Name Known	Furnished:	No
Township:	Cashiers	City Limits:	No
Section:	2	Road Maint:	No
Beds:	2	Zoning:	No
Apx Htd SF:	1501-2000	New Const:	Yes
Apx Year Built:	2008	FSBO:	No
Club Mem Req:	Yes	Srch Acres:	.5 - 1
Road Maint Fee:			
Zoning Type:			
Hndcap Access:	No		
Flood Plain:	No		

Deed Rest: Yes	HOA: Yes	Tot Ann Fee: 1060	Fee Year: 2009
Deed Bk/Pg: 1652 / 4	PIN: 8502-10-4815	Portion/All of PIN: All	Taxes: \$1,713.00
Tax Year: 2009			

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:		
Dining:	M		Laundry:	M		Bedroom 4:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:	U		Bedroom 2:	U		OTHER:	U	

FEATURES

Int Features: Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Garden Tub , Pantry , Security System , Walk-in Closet , Washer/Dryer Connection , Wet Bar , Other-See Remarks

Ext Features: Other-See Remarks

Other Rooms: Bonus room , Loft , Other-See Remarks

Appliances: Dishwasher , Disposal , Dryer , Microwave , Range/Oven , Refrigerator , Washer , Other-See Remarks

Fireplace: 2 or More , Deck , Living Room , Stone , Wood Burning

Amenities: Community Center , Deeded Water Access , Fitness Center , Golf Course , Lake/Pond , Paved Access , Picnic Area , Playground , Pool , Tennis

Fees: Amenity Fee , Association Fee

Docs on File: By-Laws/Covenants/Restrict , Plat/Tax Map , Survey , Topo/Arial Photo , Other-See Remarks

Bsmnt/Found: Crawl Space	Style: 2 Story , Arts and Crafts
Porch/Patio/Deck: Covered , Deck , Porch , Screened	Const: Frame , Stone , Wood Siding
Topo/Lot Desc: Near Level	Water: Water-Private/Community
Floor Coverings: Tile , Wall/Wall Carpet , Wood	Sewer: Septic Installed
Car Storage: Single Carport	View: Great , Stream
Frontage: Stream	Driveway: Gravel
Heating: Central , Electric , Other-See Remarks	Roof: Shingle
TV/Internet: DSL , Satellite Internet	Cooling: Central , Heat Pump
Financing: Cash , Conventional	

Remarks: 2 bedrooms PLUS BONUS ROOM, 2.5 baths, 2 fireplaces (indoor outdoor), screened porch overlooking stream, fabulous master suite with heated floors in bath, granite counters throughout, copper sinks, custom kitchen with stainless Jenn-Air appliances, heated potting shed, surround sound, wetbar, security system, lots of rock work, very custom home with all top-of-the-line finishes, one of a kind!

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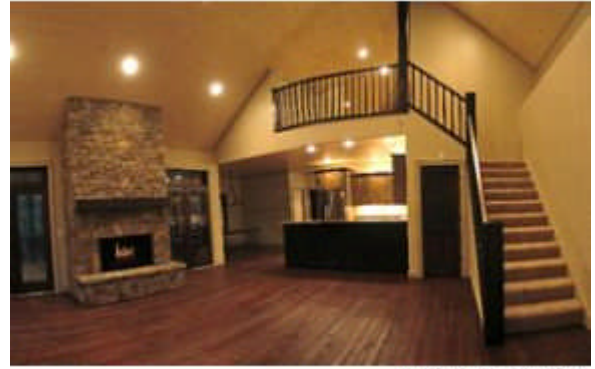
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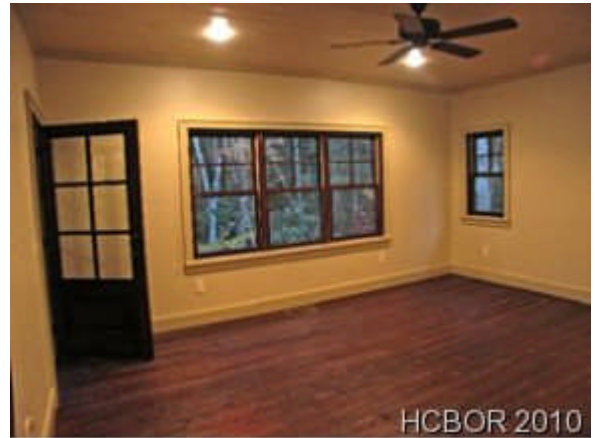
Front View



Living Area



Kitchen



Dining Room



Master Bath



Rear Screened Deck
Fire Place

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Exterior Potting Room wSink

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Residential
69353 Active**L\$475,000**

HCBOR 2009

Addtl Status:

Area: Sapphire Valley
Subdivision: Holly Forest
Lot Size/Acres: 1.010
Lake/Stream:
Township: Cashiers
Section: 13
Beds: 4
Apx Htd SF:
Apx Year Built: 2010
Club Mem Req: Yes
Road Maint Fee:
Zoning Type:
Hndcap Access: No
Flood Plain: No

County: Jackson
Lot #: 2
Baths/HBaths: 3 / 0
Furnished: No
City Limits: No
Road Maint: No
Zoning: No
New Const: Yes
FSBO: No
Srch Acres: 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1097 **Fee Year:** 2010
Deed Bk/Pg: 1826 / 83 **PIN:** 7592-44-3120 **Portion/All of PIN:** All **Taxes:** \$.00
Tax Year: 2009

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	M	
Dining:	M		Laundry:	M		Bedroom 4:	L	
Family:	L		Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	M		OTHER:		

FEATURES

Int Features: Ceiling Fans , Eat-in Kitchen , Kitchen Island , Pantry , Vaulted Ceilings , Walk-in Closet , Washer/Dryer Connection
Ext Features: None
Other Rooms: Bonus room
Appliances: Dishwasher , Disposal , Microwave , Range/Oven , Refrigerator
Fireplace: 2 or More , Basement , Deck , Exterior , Gas Log , Living Room , Stone , Wood Burning
Amenities: Community Center , Fitness Center , Lake/Pond , Paved Access , Pavilion , Picnic Area , Playground , Pool , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Association Fee
Docs on File: Plat/Tax Map , Topo/Arial Photo

Bsmnt/Found: Concrete Wall , Entrance-Inside , Entrance-Outside , Partial Finished , Walkout-Stairs **Style:** Traditional
Porch/Patio/Deck: Back , Covered , Deck , Screened **Const:** Frame , Wood Siding
Topo/Lot Desc: Gently Rolling , Near Level **Water:** Water-Private/Community
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Septic Installed
Car Storage: None **View:** Exceptional , Great , Stream
Frontage: Stream **Driveway:** Paved
Heating: Central , Electric , Heat Pump **Roof:** Metal , Shingle
TV/Internet: DSL , Satellite TV **Cooling:** Central , Electric , Heat Pump

Financing: Cash , Conventional

Remarks: This wonderful mountain style home is situated on a private 1+ acre cul-de-sac lot with a bold stream running directly behind the home. 3 bedrooms on the main level plus a 4th bedroom & large rec room on the lower level. Fireplaces in great room, lower level rec room and back porch. Photos are from a previously built and sold home by the same builder and are representative of the interior finishes

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HCBOR 2009



HCBOR 2009

Main level floorplan



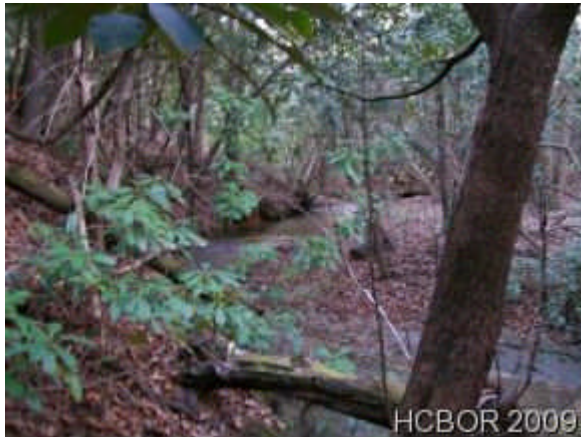
HCBOR 2009

Basement level floorplan



HCBOR 2009

Bold creek



HCBOR 2009

Creek meanders along back line



HCBOR 2009

Kitchen will be similar

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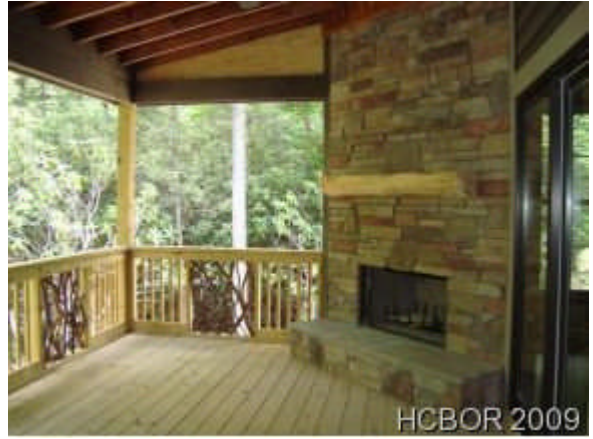
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HCBOR 2009

representative of finishes



HCBOR 2009

Rear porch will have fireplace



HCBOR 2009

Private cul-de-sac location



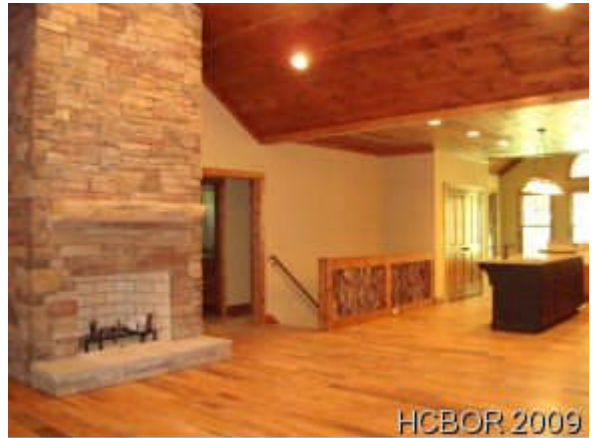
HCBOR 2009

Over 1 acre of property



HCBOR 2009

Master bath will be similar



HCBOR 2009

Living room will be similar

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Residential
69959 Active**L\$496,000**

HCBOR 2010

Addtl Status:

Area: Sapphire Valley
Subdivision: The Divide
Lot Size/Acres: 1.030
Lake/Stream:
Township: Cashiers
Section: 3
Apx Htd SF:
Apx Year Built: 2010
Club Mem Req: No
Road Maint Fee:
Zoning Type:
Hndcap Access: No
Flood Plain: No

County: Jackson
Lot #: 30
Baths/HBaths: 31 / 1
Furnished: No
City Limits: No
Road Maint: No
Zoning: No
New Const: Yes
FSBO: No
Srch Acres: 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 2500 **Fee Year:** 2010
Deed Bk/Pg: 1443 / 518 **PIN:** 7593-70-6993 **Portion/All of PIN:** All **Taxes:** \$496.00
Tax Year: 2009

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:		
Dining:	M		Laundry:			Bedroom 4:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:			OTHER:		

FEATURES

Int Features: Cathedral Ceilings , Vaulted Ceilings , Washer/Dryer Connection
Ext Features: Other-See Remarks
Other Rooms: Other-See Remarks
Appliances: Dishwasher , Disposal , Microwave , Range/Oven
Fireplace: Wood Burning
Amenities: Community Center , Fitness Center , Paved Access , Pavilion , Pool , Walking/Bike Trails
Fees: Amenity Fee , Association Fee , Impact Fee
Docs on File: Other-See Remarks

Bsmnt/Found: Crawl Space **Style:** 1.5 Story
Porch/Patio/Deck: Deck , Porch **Const:** Wood Siding
Topo/Lot Desc: Gently Rolling **Water:** Water-Private/Community
Floor Coverings: Tile , Wood **Sewer:** Septic Permit
Car Storage: Other-See Remarks **View:** Good , Long , Mountain , Stream , Waterfall
Frontage: Stream **Driveway:** Other-See Remarks
Heating: Electric , Heat Pump **Roof:** Shingle
TV/Internet: Other-See Remarks **Cooling:** Electric , Heat Pump
Financing: Cash , Conventional

Remarks: Allen Brown Arch designed this home to be built on a view lot with a stream. This home features indoor and outdoor living with 2 fireplaces. It is an arts & crafts mountain home. The Carolina Retreat will has upscale finishes and many extras.

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HCBOR 2010

Rendering of Carolina Retreat

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