

Residential
69570 Active**L\$539,800**

HCBOR 2010

Addtl Status:

Area: Sapphire Valley
Subdivision: Stone Creek Estates
Lot Size/Acres: 1.100
Lake/Stream:
Township: Cashiers
Section: 2
Beeds: 3
Apx Htd SF: 2001-2500
Apx Year Built: 2010
Club Mem Req: No
Road Maint Fee: \$.00
Zoning Type:
Hndcap Access: No
Flood Plain: No

County: Jackson
Lot #: 26
Baths/HBaths: 3 / 0
Furnished: No
City Limits: No
Road Maint: Yes
Zoning: No
New Const: Yes
FSBO: No
Srch Acres: 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1,882 **Fee Year:** 2010
Deed Bk/Pg: 1494 / 650 **PIN:** 7582-62-4914 **Portion/All of PIN:** All **Taxes:** \$728.00
Tax Year: 2009

APPROXIMATE ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M	17X19	Kitchen:	M	18X12	Bedroom 3:	M	13X13
Dining:	M	12X15	Laundry:	M		Bedroom 4:		
Family:			Master BR:	M	16X15	Bedroom 5:		
Den/Office:			Bedroom 2:	M	12X12	OTHER:		

FEATURES

Int Features: Cathedral Ceilings , Kitchen Island , Walk-in Closet , Washer/Dryer Connection
Ext Features: None
Other Rooms: None
Appliances: Dishwasher , Disposal , Microwave , Range/Oven , Refrigerator
Fireplace: 2 or More , Stone
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 **Style:** 1 Story
Porch/Patio/Deck: Back , Covered , Porch , Screened **Const:** Frame , Wood Siding
Topo/Lot Desc: Steep , Wooded **Water:** Public
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Sewer Connected
Car Storage: None **View:** Exceptional , Mountain
Frontage: None **Driveway:** Gravel
Heating: Central , Electric , Heat Pump **Roof:** Shingle
TV/Internet: Cable TV **Cooling:** Central , Electric , Heat Pump
Financing: Cash , Conventional

Remarks: This 3 bedroom 3 bath home is to be constructed on mountain view lot, a golf cart ride to CCSV. It features an exterior with board and batten siding and cedar shakes. 2 stone fireplaces, one on screened porch. All granite counter tops and ceramic tiled floors and showers in baths. Wood ceiling in LR. White Oak Hardwood floors in LR, DR, Kit, Foyer, Laundry, and Hall. Great Location & Price FIRM.

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Photo Gallery List# R69570A



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Rendering of House



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Mountain View - Bald Rock



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Floor Plan



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Driveway Entry

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Residential
69547 Active**L\$595,000**

Addtl Status:
Area: Toxaway
Subdivision: Lake Toxaway Estates
Lot Size/Acres: 1.350
Lake/Stream: Bearwallow Creek
Township: Hogback
Section: 2
County: Transylvania
Beds: 3
Lot #: G23
Baths/HBaths: 3 / 0
Apx Htd SF: 2001-2500
Furnished: No
Apx Year Built: 2010
City Limits: No
Club Mem Req: No
Road Maint: No
Road Maint Fee:
Zoning: No
Zoning Type:
New Const: Yes
Hndcap Access: No
FSBO: No
Flood Plain: No
Srch Acres: 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 2560 **Fee Year:** 2010
Deed Bk/Pg: 437 / 87 **PIN:** 8512-50-3287-000 **Portion/All of PIN:** All **Taxes:** \$691.00
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:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:	M		Bedroom 2:	M		OTHER:		

FEATURES

Int Features: Cathedral Ceilings , Pantry , Vaulted Ceilings , Walk-in Closet , Washer/Dryer Connection
Ext Features: Other-See Remarks
Other Rooms: Other-See Remarks
Appliances: Dishwasher , Microwave , Range/Oven , Refrigerator
Fireplace: 2 or More , Exterior , Wood Burning
Amenities: Additional Parking , Deeded Water Access , Marina , Paved Access , Pavilion , Picnic Area , Other-See Remarks
Fees: Association Fee , Impact Fee , Transfer Fee
Docs on File: By-Laws/Covenants/Restrict , Site Plan , Topo/Arial Photo , Other-See Remarks

Bsmnt/Found: Crawl Space **Style:** 1 Story , Other-See Remarks
Porch/Patio/Deck: Deck , Enclosed , Porch , Screened **Const:** Frame , Wood Siding
Topo/Lot Desc: Gently Rolling , Wooded **Water:** Well
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Septic Permit
Car Storage: None **View:** Golf Course , Great , Mountain , Stream , Year Round
Frontage: Golf , Stream **Driveway:** Gravel
Heating: Central , Heat Pump **Roof:** Wood Shake
TV/Internet: Cable Internet , DSL **Cooling:** Heat Pump
Financing: Cash , Conventional

Remarks: NEW HOME IN LAKE TOXAWAY-Preconstruction Pricing! Rustic elegance appeal. Get ready to choose your colors on this C. Allen Brown, AIA, architect, custom home. All specs are on file. Located in the Lake Toxaway Estates' Gated community of Bear Wallow Springs. Lot borders Bear Wallow Creek & Fazio Golf Practice/Fitness Center. Private nature trails, waterfalls, & Lake Toxaway are included.

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ELEVATION



Aerial



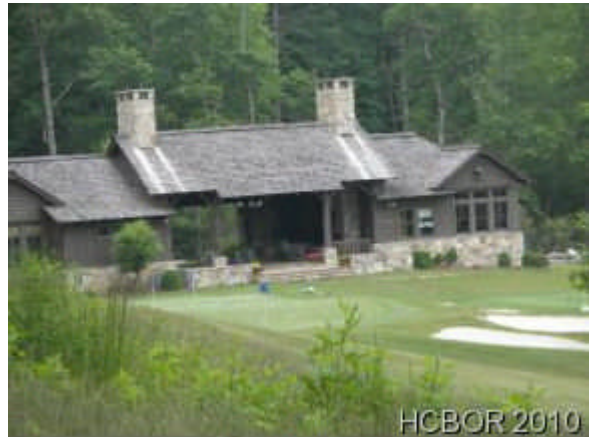
Allen Brown Designed



Mountain View



Golf Front View Lot



Your own trail to Golf Club

Residential
69984 Active**L\$610,000**

HCBOR 2010

Addtl Status:

Area: Sapphire Valley
Subdivision: Fairway Hamlets
Lot Size/Acres: .300
Lake/Stream:
Township: Cashiers **County:** Jackson
Section: **Lot #:** 27
Beds: 3 **Baths/HBaths:** 3 / 0
Apx Htd SF: **Furnished:** No
Apx Year Built: 2009 **City Limits:** No
Club Mem Req: No **Road Maint:** No
Road Maint Fee: **Zoning:** No
Zoning Type: **New Const:** Yes
Hndcap Access: Yes **FSBO:** No
Flood Plain: No **Srch Acres:** 0 - .5

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1500 **Fee Year:** 2009
Deed Bk/Pg: 542 / 179 **PIN:** 7582-72-5888 **Portion/All of PIN:** All **Taxes:** \$1,900.00
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:	M		Master BR:	M		Bedroom 5:		
Den/Office:	U		Bedroom 2:	M		OTHER:		

FEATURES

Int Features: Breakfast Bar , Built-ins , Cathedral Ceilings , Ceiling Fans , Formal Dining Room , Jetted Tub , Pantry , Vaulted Ceilings , Walk-in Closet , Wet Bar
Ext Features: None
Other Rooms: Office
Appliances: Dishwasher , Disposal , Dryer , Exhaust Hood , Ice Maker , Oven-Convection , Range/Oven , Refrigerator , Washer
Fireplace: 2 or More , Exterior , Gas Starter , Living Room , Wood Burning
Amenities: Clubhouse , Community Center , Fitness Center , Gated Access , Golf Course , Lake/Pond , Pool , Putting Green , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Annual Water , Association Fee
Docs on File: By-Laws/Covenants/Restrict , Floor Plan , Home Warranty , Pest Contract , Plat/Tax Map , Site Plan , Survey

Bsmnt/Found: Crawl Space **Style:** 2 Story , Cottage/Bungalow , Traditional
Porch/Patio/Deck: Covered , Deck , Screened **Const:** Frame , Wood Siding
Topo/Lot Desc: Near Level , Wooded **Water:** Public
Floor Coverings: Tile , Wall/Wall Carpet , Wood **Sewer:** Sewer Connected
Car Storage: Parking Space **View:** Mountain , Pond , Wooded
Frontage: None **Driveway:** Gravel
Heating: Central , Heat Pump **Roof:** Shingle
TV/Internet: None **Cooling:** Central
Financing: None

Remarks: The Fairway Hamlets are charming 3 bedroom, 3 bath homes clustered on the 18th fairway of the Country Club of Sapphire Valley. This new home incorporates many updated design features including a fully covered and screened porch and deck area with second fireplace, also, a wet bar with icemaker, whirlpool garden tubs, more. The home is scheduled for completion in June 1010.

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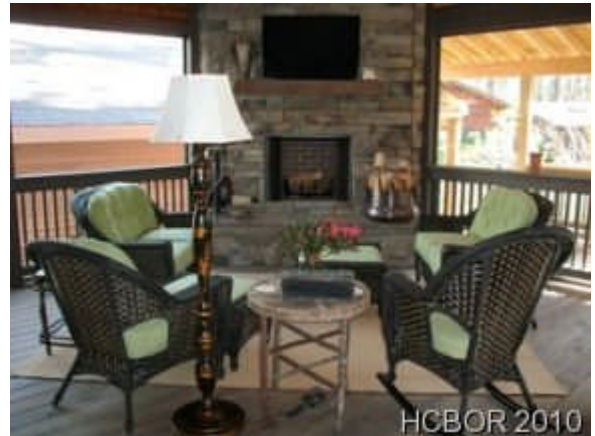
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View of Bald Rock Mountain



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Example of Exterior



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Example of 2nd Fireplace Porch

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Residential
69200 Active**L\$619,000**

Addtl Status:
Area: Sapphire Valley
Subdivision: Holly Forest
Lot Size/Acres: 1.650
Lake/Stream:
Township: Cashiers
Section: 10
Beds: 4
Apx Htd SF: 3501-4000
Apx Year Built: 2009
Club Mem Req: No
Road Maint Fee:
Zoning Type: R1
Hndcap Access: No
Flood Plain: No

County: Jackson
Lot #: 3
Baths/HBaths: 4 / 1
Furnished: No
City Limits: No
Road Maint: No
Zoning: Yes
New Const: Yes
FSBO: No
Srch Acres: 1 - 2

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1040 **Fee Year:** 2008
Deed Bk/Pg: 1791 / 244 **PIN:** 7592-64-3270 **Portion/All of PIN:** All **Taxes:** \$245.00
Tax Year: 2009

APPROXIMATE ROOM DIMENSIONS

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

FEATURES

Int Features: Ceiling Fans , Eat-in Kitchen , Jetted Tub , Kitchen Island , Pantry , Vaulted Ceilings , Washer/Dryer Connection , Window Treatments
Ext Features: Balcony
Other Rooms: Office , Play Room
Appliances: Dishwasher , Dryer , Range/Oven , Refrigerator , Washer
Fireplace: 2 or More , Stone
Amenities: Community Center , Fitness Center , Golf Course , Lake/Pond , Paved Access , Pool , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Association Fee
Docs on File: Plat/Tax Map

Bsmnt/Found: Full , Partial Finished **Style:** Contemporary , Tri-Level
Porch/Patio/Deck: Back , Covered , Deck , Front **Const:** Wood Siding
Topo/Lot Desc: Partially Cleared **Water:** Public
Floor Coverings: Wall/Wall Carpet , Wood **Sewer:** Septic Installed
Car Storage: Detached , Double Garage **View:** Winter , Wooded
Frontage: None **Driveway:** Paved
Heating: Gas **Roof:** Shingle
TV/Internet: Cable Internet , Cable TV **Cooling:** Electric
Financing: Cash , Conventional

Remarks: Newly constructed, large 4BR/4.5BA home with 2 car garage in Holly Forest 10. Granite in kitchen, all baths, laundry. Stone fireplaces in greatroom and covered deck. Spacious home office upstairs and huge family room on the lower level. Master suite on the main level. Wide plank pine flooring, ceilings on main level. Priced to sell!

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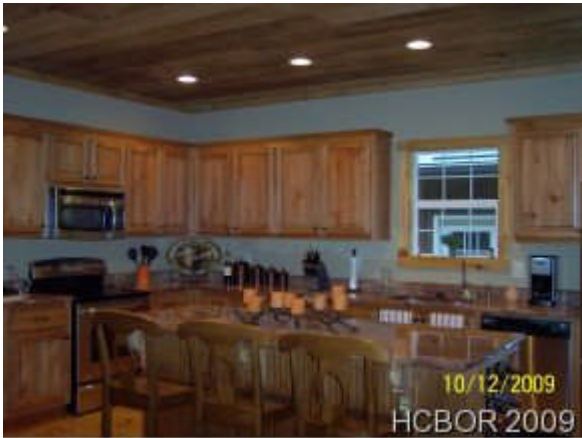
HCBOR 2009



10/12/2009

HCBOR 2009

Stone Fireplace in Great Room



10/12/2009

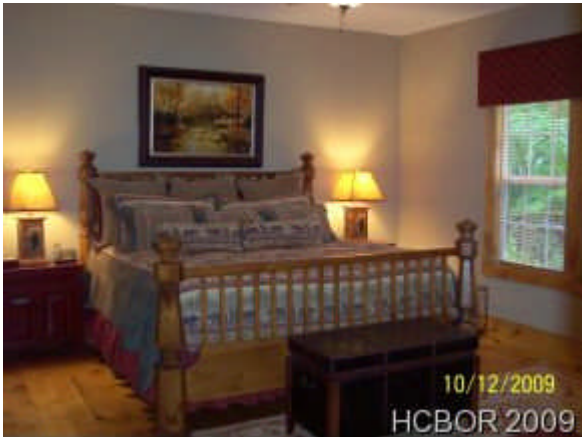
HCBOR 2009

Open Kitchen wLovely Granite



HCBOR 2009

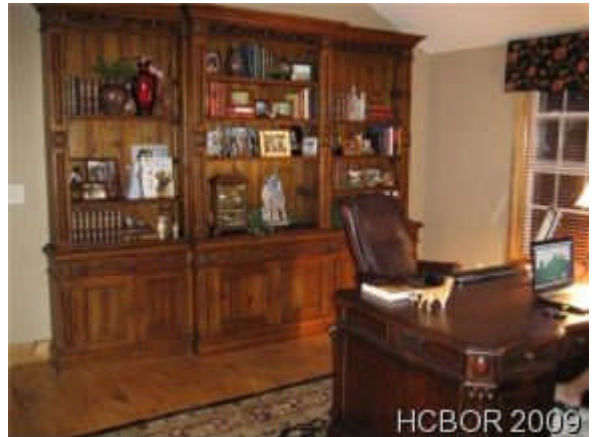
Dining Area



10/12/2009

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Spacious Master Suite



HCBOR 2009

Large Home Office

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Fireplace on Covered Deck



Game Area of LL Family Room



LL Family Room



Stair Detail



LL Guest Suite



Rear Elevation

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Residential
70041 Active**L\$636,000** **Addtl Status:**

Area:	Cashiers	County:	Jackson
Subdivision:	Cedar Hill	Lot #:	31
Lot Size/Acres:	1.320	Baths/HBaths:	3 / 0
Lake/Stream:		Furnished:	No
Township:	Cashiers	City Limits:	No
Section:	3	Road Maint:	No
Beds:	3	Zoning:	No
Apx Htd SF:	2001-2500	New Const:	Yes
Apx Year Built:	2010	FSBO:	No
Club Mem Req:	No	Srch Acres:	1 - 2
Road Maint Fee:			
Zoning Type:			
Hndcap Access:	No		
Flood Plain:	No		

Deed Rest: Yes	HOA: Yes	Tot Ann Fee: 1766	Fee Year: 2010
Deed Bk/Pg: 1443 / 582	PIN: 7582-42-69-23	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:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	M		OTHER:		

FEATURES

Int Features: Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Eat-in Kitchen , Formal Dining Room , Garden Tub , Walk-in Closet , Washer/Dryer Connection

Ext Features: None

Other Rooms: None

Appliances: Dishwasher , Disposal , Microwave , Range/Oven , Refrigerator

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

Amenities: Paved Access

Fees: Association Fee

Docs on File: By-Laws/Covenants/Restrict , Plat/Tax Map , Survey

Bsmnt/Found: Block Wall , Crawl Space	Style: 1 Story , Arts and Crafts
Porch/Patio/Deck: Back , Deck , Front , Porch	Const: Frame , Stone , Wood Siding
Topo/Lot Desc: Gently Rolling , Partially Cleared	Water: Water-Private/Community
Floor Coverings: Tile , Wall/Wall Carpet , Wood	Sewer: Sewer Available
Car Storage: Attached , Double Garage	View: Exceptional , Great , Mountain , Rock Face , Year Round
Frontage: None	Driveway: Paved
Heating: Electric , Heat Pump	Roof: Wood Shake
TV/Internet: Cable TV , Satellite TV	Cooling: Electric , Heat Pump
Financing: Cash , Conventional	

Remarks: To be built when under contract, Allen Brown designed, Arts & Crafts w/Mountain Rustic touches. Energy Star appliances, windows & doors, Cedar Shake shingles, gutters, 80 gal water heater, zoned heat/AC, high efficient insulation, board & batten & cedar shake siding, shutters, PT decks, T&G ceilings, indoor/outdoor f'places, ceiling fans, custom cabinets, granite tops & more. Includes 2-car garage

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Photo Gallery List# R70041A



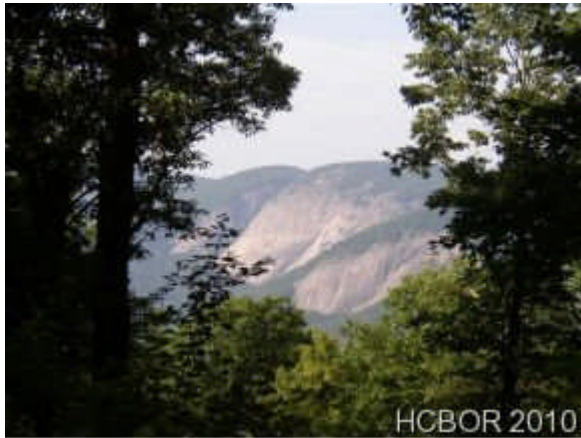
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Elevation to be similar



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Big Rock Face View



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Year round view



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Attractive Gated Entrance



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Gentle Building Site



HCBOR 2010

Floor Plan

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Residential
69409 Active**L\$675,000**

Addtl Status:
Area: Sapphire Valley
Subdivision: Holly Forest
Lot Size/Acres: .620
Lake/Stream:
Township: Cashiers
Section: 14
Beeds: 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 #: 11
Baths/HBaths: 3 / 0
Furnished: No
City Limits: No
Road Maint: No
Zoning: No
New Const: Yes
FSBO: No
Srch Acres: .5 - 1

Deed Rest: Yes **HOA:** Yes **Tot Ann Fee:** 1060 **Fee Year:** 2009
Deed Bk/Pg: 1829 / 498 **PIN:** 7592-64-4670 **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 , Jetted Tub , Kitchen Island , Pantry , Vaulted Ceilings , Walk-in Closet , Washer/Dryer Connection
Ext Features: Grill-Built-in
Other Rooms: Bonus room
Appliances: Dishwasher , Disposal , Microwave , Range/Oven , Refrigerator
Fireplace: 2 or More , Deck , Gas Starter , Living Room , Wood Burning
Amenities: Community Center , Fitness Center , Golf Course , Lake/Pond , Paved Access , Picnic Area , Playground , Pool , Tennis , Walking/Bike Trails
Fees: Amenity Fee , Association Fee
Docs on File: Plat/Tax Map , Topo/Arial Photo

Bsmnt/Found: Entrance-Inside , Heated , Partial Finished **Style:** 2 Story , Traditional
Porch/Patio/Deck: Back , Covered , Porch , Screened **Const:** Frame , Wood Siding
Topo/Lot Desc: Gently Rolling , Near Level **Water:** Water-Private/Community
Floor Coverings: Tile , Wood **Sewer:** Sewer Connected
Car Storage: Double Carport **View:** Exceptional , Long , Mountain , Panoramic , Year Round
Frontage: None **Driveway:** Paved
Heating: Central , Electric , Heat Pump **Roof:** Shingle
TV/Internet: DSL , Satellite TV **Cooling:** Central , Electric , Heat Pump
Financing: Cash , Conventional

Remarks: View, size, location and price....this home has it all. This new home is scheduled for completion in summer of 2010. Huge westerly views of Chimneytop, Rocky Mountain and Whiteside from two covered back porches...1 with a fireplace and 1 with an outdoor kitchen. Open floorplan features wood ceilings and floors, 8 foot sliders and a wall of windows to enjoy the breathtaking view. Best value in SV.

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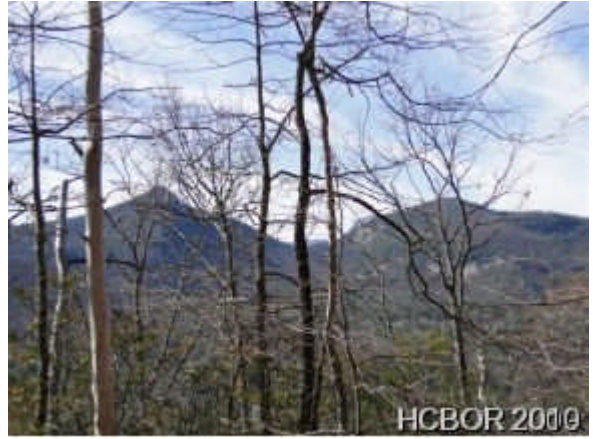


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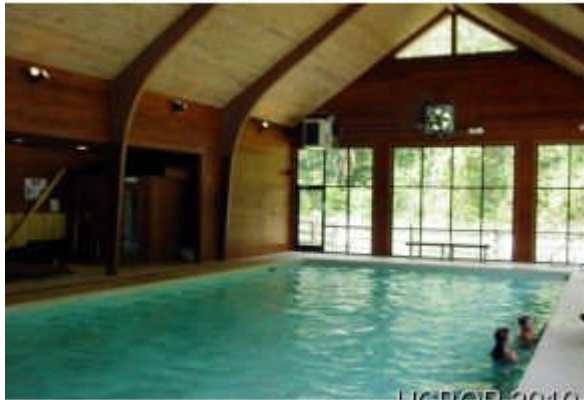
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Sapphire Valley Amenities-Golf



SV Amenities-Lake Fairfield



SV Amenities-Indoor Pool



SV Amenities-Ski Slope

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