

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Residential 65245 Active		315 Panthertown Trail Sapphire, NC 28774		L\$500,000 <input checked="" type="checkbox"/>				
		Addtl Status:						
		Area: Sapphire Valley						
		Subdivision: Bald Rock						
		Lot Size/Acres: 6.380						
		Lake/Stream:						
		Township: Cashiers		County: Jackson				
		Section: 1		Lot #: 33				
		Beds: 3		Baths/HBaths: 2 / 0				
		Apx Htd SF:		Furnished: No				
		Apx Year Built: 2001		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: 5 - 7						
Deed Rest: Yes	HOA: Yes	Tot Ann Fee: 3672	Fee Year: 2010					
Deed Bk/Pg: 960 / 250	PIN: 7593-41-5712	Portion/All of PIN: All	Taxes: \$2,377.06					
Tax Year: 2008	Owner: French							
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: Cathedral Ceilings , Ceiling Fans								
Ext Features: Barn , Fenced , Pasture								
Other Rooms:								
Appliances: Dishwasher , Dryer , Range/Oven , Refrigerator , Washer								
Fireplace:								
Amenities: Gated Access , Paved Access , Stable								
Fees: Amenity Fee , Annual Water , Association Fee								
Docs on File: By-Laws/Covenants/Restrict , Plat/Tax Map , Topo/Arial Photo								
Bsmnt/Found: Slab		Style: 1 Story						
Porch/Patio/Deck: Deck		Const: Masonite Siding						
Topo/Lot Desc: Cleared , Gently Rolling , Near Level		Water: Water-Private/Community						
Floor Coverings: Wood		Sewer: Septic Installed						
Car Storage:		View: Exceptional , Mountain						
Frontage:		Driveway:						
Heating: Central , Electric		Roof: Metal						
TV/Internet:		Cooling: Central , Electric						
Financing: Cash , Conventional								
Remarks: SHORT SALE! Combination Barn & Home in the equestrian community of Bald Rock. This structure houses a 3 bedroom/2 bath home as well as a 4 stall barn complete w/tack room, wash rack & drive through hall. Home features a large back deck with a fantastic westerly view. About 2.5 acres of this 6.38 acre property is fenced pasture. Plenty of room north of the barn to build a future home.								
Directions: 64 east and turn left on Trays Island Rd, follow to Bald Rock. After the gates take the third right on Panthertown Trail. #315 Panthertown Trail (sign says French) is on the left.								
Internet Rems: SHORT SALE! Combination Barn & Home in the equestrian community of Bald Rock. This structure houses a 3 bedroom/2 bath home as well as a 4 stall barn complete w/tack room, wash rack & drive through hall. Home features a large back deck with a fantastic westerly view. About 2.5 acres of this 6.38 acre property is fenced pasture. Plenty of room north of the barn to build a future home.								
AGENT/BROKER INFO								
List Off: KELLER WILLIAMS REALTY		List Agt: TINA CONE		Agent#: 19				
Firm/Office: 11/2		Phone: (828) 743-5122		Cell: (828) 507-5777				
Phone/Fax: (828) 743-5122 / (828) 743-5369		Email: carolinaconetteam@kw.com						
Email:		Co LAgt: ALAN CONE		Agent#: 73				
Showing: Contact List Office								
Agent Rems: SHORT SALE! Wagon wheel chandelier is excluded from the purchase. Co-listed with Alan Cone 828-507-1522								

List Date:	04/22/2008	Short Sale/Frcis:	Yes	Internet:	Yes	Show Add:	Yes
Expire Dt:	Sign:	No	Buyer Broker:	Yes	Buyer Bkr Fee:	3.000%	
Tmp off Mkt Dt:		VRC:	No	Sub Agent:	No	Sub Agent Fee:	.000%
With Date:		Org LA:	TINA CONE	Org SA:			
Pend Date:		Pending Agt:		Contingency:		DOM/CDOM:	642/641
Closing Date:		Orig List \$:	\$699,000	Possession:	At Close		
Contract Date:							

--- Information herein deemed reliable but not guaranteed ---
Copyright 2010 by Highlands-Cashiers Board of REALTORS, Inc. 01/23/2010 09:39 PM