

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

Residential 67825 Active		690 Hickory Drive Sapphire, NC 28717		L\$200,000 <input type="checkbox"/>				
		<b>Addtl Status:</b>						
		<b>Area:</b> Sapphire Valley						
		<b>Subdivision:</b> Holly Forest						
		<b>Lot Size/Acres:</b> .620						
		<b>Lake/Stream:</b>						
		<b>Township:</b> Cashiers		<b>County:</b> Jackson				
		<b>Section:</b> 4		<b>Lot #:</b> 98				
		<b>Beds:</b> 3		<b>Baths/HBaths:</b> 2 / 1				
		<b>Apx Htd SF:</b> Not Meas.		<b>Furnished:</b> No				
		<b>Apx Year Built:</b> 1996		<b>City Limits:</b> No				
<b>Club Mem Req:</b> No		<b>Road Maint:</b> No						
<b>Road Maint Fee:</b> \$.00		<b>Zoning:</b> No						
<b>Zoning Type:</b>		<b>New Const:</b> No						
<b>Hndcap Access:</b> No		<b>FSBO:</b> No						
<b>Flood Plain:</b> No		<b>Srch Acres:</b> .5 - 1						
<b>Deed Rest:</b> Yes	<b>HOA:</b> Yes	<b>Tot Ann Fee:</b> 1060	<b>Fee Year:</b> 2009					
<b>Deed Bk/Pg:</b> 1673 / 190	<b>PIN:</b> 8502-23-0896	<b>Portion/All of PIN:</b> All	<b>Taxes:</b> \$1,138.09					
<b>Tax Year:</b> 2009	<b>Owner:</b> Boutwell/Dunn							
APPROXIMATE ROOM DIMENSIONS								
ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	U	
Dining:	M		Laundry:	L		Bedroom 4:		
Family:			Master BR:	M		Bedroom 5:		
Den/Office:			Bedroom 2:	U		OTHER:	L	
FEATURES								
<b>Int Features:</b> Cathedral Ceilings , Ceiling Fans , Washer/Dryer Connection , Window Treatments , Workshop								
<b>Ext Features:</b> Garden Space								
<b>Other Rooms:</b> Bonus room								
<b>Appliances:</b> Dishwasher , Dryer , Microwave , Wall Oven , Washer								
<b>Fireplace:</b> Gas Log , Living Room , Stone								
<b>Amenities:</b> Golf Course , Paved Access , Pool , Tennis								
<b>Fees:</b> Amenity Fee , Association Fee								
<b>Docs on File:</b> By-Laws/Covenants/Restrict , Plat/Tax Map								
<b>Bsmnt/Found:</b>	Full	<b>Style:</b>	2 Story					
<b>Porch/Patio/Deck:</b>	Deck	<b>Const:</b>	Frame , Wood Siding					
<b>Topo/Lot Desc:</b>	Gently Rolling	<b>Water:</b>	Public					
<b>Floor Coverings:</b>	Wall/Wall Carpet , Wood	<b>Sewer:</b>	Septic Installed					
<b>Car Storage:</b>	Single Garage	<b>View:</b>	Great , Mountain , Winter					
<b>Frontage:</b>	None	<b>Driveway:</b>	Gravel , Paved					
<b>Heating:</b>	Heat Pump	<b>Roof:</b>	Shingle					
<b>TV/Internet:</b>	Satellite Internet	<b>Cooling:</b>	Heat Pump					
<b>Financing:</b>	Cash							
<b>Remarks:</b>	Furniture available for sale outside of closing. Contact listing agent for list of items that will not convey, such as the light fixture in hallway on upper level and wall sconce. Excellent winter view of Hogback mountain from the wrap around deck and living room. Plenty of parking. Oversized workshop on lower level for handy repairs, crafts, or gardening fun. Possible Short Sale							
<b>Directions:</b>	From Crossroads, travel on 64 East aprox 6 miles turnig LEFT onto Tower Road,(Entrance to Sapphiire High Falcon Ridge) Continue on Tower Road and Turn RIGHT onto Hickory drive Home is on the LEFT.							
<b>Internet Rems:</b>	Furniture available for sale outside of closing. Contact listing agent for list of items that will not convey, such as the light fixture in hallway on upper level and wall sconce. Excellent winter view of Hogback mountain from the wrap around deck and living room. Plenty of parking. Oversized workshop on lower level for handy repairs, crafts, or gardening fun. Possible Short Sale							
AGENT/BROKER INFO								
<b>List Off:</b>	RE/MAX SUMMIT PROPERTIES	<b>List Agt:</b>	KAREN SULLIVAN	<b>Agent#:</b>	35			
<b>Firm/Office:</b>	34 / 0	<b>Phone:</b>	(828) 743-6445	<b>Cell:</b>	(828) 399-9169			
<b>Phone/Fax:</b>	(828) 743-6445 / (828) 743-6448	<b>Email:</b>	ksullivan11@verizon.net					
<b>Email:</b>	martyjones@remax.net	<b>Co LAgt:</b>		<b>Agent#:</b>				
<b>Showing:</b>	Contact List Office , Lockbox-Supra							
<b>Agent Rems:</b>	Personal Items and Furnishings available for sale outside of closing							

<b>List Date:</b>	05/04/2009	<b>Short Sale/Frcis:</b>	Yes	<b>Internet:</b>	Yes	<b>Show Add:</b>	Yes
<b>Expire Dt:</b>	<b>Sign:</b>	No	<b>Buyer Broker:</b>	Yes	<b>Buyer Bkr Fee:</b>	3.000%	
<b>Tmp off Mkt Dt:</b>		<b>VRC:</b>	No	<b>Sub Agent:</b>	Yes	<b>Sub Agent Fee:</b>	3.000%
<b>With Date:</b>		<b>Org LA:</b>	KAREN SULLIVAN	<b>Org SA:</b>			
<b>Pend Date:</b>		<b>Pending Agt:</b>		<b>Contingency:</b>		<b>DOM/CDOM:</b>	265/264
<b>Closing Date:</b>		<b>Orig List \$ :</b>	\$286,700	<b>Possession:</b>			
<b>Contract Date:</b>							

--- Information herein deemed reliable but not guaranteed ---  
Copyright 2010 by Highlands-Cashiers Board of REALTORS, Inc. 01/23/2010 09:50 PM