

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

Residential 67526 Active		95 Cart Path Cashiers, NC 28723		L\$575,000 <input type="checkbox"/>				
		Addtl Status:						
		Area: Unknown						
		Subdivision: Trillium						
		Lot Size/Acres: .370						
		Lake/Stream: Lake Glenville						
		Township: Cullowhee	County: Jackson					
		Section:	Lot #: 23					
		Beds: 3	Baths/HBaths: 3 / 1					
		Apx Htd SF:	Furnished: No					
		Apx Year Built: 2006	City Limits: No					
		Club Mem Req: Yes	Road Maint: Yes					
		Road Maint Fee: \$1,000.00	Zoning: Yes					
		Zoning Type: res	New Const: Yes					
		Hndcap Access: No	FSBO: No					
		Flood Plain: No	Srch Acres: 0 - .5					
Deed Rest: Yes	HOA: Yes	Tot Ann Fee: 1000	Fee Year: 2009					
Deed Bk/Pg: 1779 / 815	PIN: 7563-12-2417	Portion/All of PIN: All	Taxes: \$2,500.00					
Tax Year: 2008	Owner: Mtn. Heritage Bank							
APPROXIMATE ROOM DIMENSIONS								
ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	U		Kitchen:	U		Bedroom 3:		
Dining:	U		Laundry:	L		Bedroom 4:		
Family:	U		Master BR:	U		Bedroom 5:		
Den/Office:	U		Bedroom 2:			OTHER:		
FEATURES								
Int Features: Cathedral Ceilings , Ceiling Fans , Walk-in Closet , Washer/Dryer Connection , Wet Bar								
Ext Features:								
Other Rooms:								
Appliances: Dishwasher , Disposal , Dryer , Microwave , Range/Oven , Refrigerator , Washer								
Fireplace: Stone , Wood Burning								
Amenities: Deeded Water Access , Golf Course , Paved Access , Pool , Stable , Tennis								
Fees: Amenity Fee , Annual Water , Association Fee								
Docs on File:								
Bsmnt/Found: Crawl Space		Style: 2 Story , Cottage/Bungalow						
Porch/Patio/Deck: Covered , Deck		Const: Wood Siding						
Topo/Lot Desc: Cleared , Gently Rolling , Near Level		Water: Shared Well , Water-Private/Community						
Floor Coverings: Tile , Wall/Wall Carpet , Wood		Sewer: Septic Installed						
Car Storage: Golf Cart Storage		View: Exceptional , Golf Course						
Frontage: Golf		Driveway:						
Heating: Central , Electric , Gas		Roof: Wood Shake						
TV/Internet:		Cooling: Electric , Gas						
Financing: Cash , Other-See Remarks								
Remarks: Fantastic 2 story lodge with 2 master suites, lots of woodfinish, stack rock fireplace, granite counter tops, stainless appliances, hardwood floors, kitchenette and wet bar on lower level for guests, covered decks overlooking the 14th fairway. Golf cart shed and storage. Lots of designer features plus all Trillium ammenites. Membership is an appurtenance to the property.								
Directions: FROM CASHIERS CROSS ROADS, 107 NORTH TO NORTH NORTON, TAKE LEFT, CONTINUE PAST ENTRANCE TO CLUB HOUSE, TAKE RIGHT FORK, TAKE LEFT ACROSS NEW TRILLIUM BRIDGE, TAKE FIRST RIGHT ONTO CART PATH, #95 ON YOUR LEFT.								
Internet Rems:								
AGENT/BROKER INFO								
List Off: POSS REALTY		List Agt: THOMAS (Tim) SMITH III		Agent#: 4				
Firm/Office: 38/0		Phone: (828) 526-0021		Cell: (706) 490-4007				
Phone/Fax: (828) 526-0021 / (828) 526-2074		Email: timsco@dnet.net						
Email: possrealty@aol.com		Co LAgt:		Agent#: -				
Showing: Contact List Office , Lockbox-Supra								
Agent Rems: BANK OWNED AND REDUCED WAY BELOW APPRAISAL. MAKE OFFER TO SEE HOW FAR YOUR MONEY WILL GO HERE! NEED I SAY MORE! ANY OFFERS WILL BE SERIOUSLY CONSIDERED!								

List Date:	03/17/2009	Short Sale/Frcis:	Yes	Internet:	Yes	Show Add:	Yes
Expire Dt:	Sign:	No	Buyer Broker:	Yes	Buyer Bkr Fee:	3.500%	
Tmp off Mkt Dt:		VRC:	No	Sub Agent:	Yes	Sub Agent Fee:	3.500%
With Date:		Org LA:	THOMAS (Tim) SMITH III	Org SA:			
Pend Date:		Pending Agt:		Contingency:		DOM/CDOM:	313/312
Closing Date:		Orig List \$:	\$575,000	Possession:	At Close		
Contract Date:							

--- Information herein deemed reliable but not guaranteed ---
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