

Customer w/Gallery

**Residential**  
**67952 Active****L\$995,000** 

**Addtl Status:**  
**Area:** Highlands  
**Subdivision:** Cullasaja Club  
**Lot Size/Acres:** .810  
**Lake/Stream:**  
**Township:** Highlands      **County:** Macon  
**Section:**      **Lot #:** 62  
**Beds:** 3      **Baths/HBaths:** 3 / 1  
**Apx Htd SF:**      **Furnished:** Yes  
**Apx Year Built:** 1993      **City Limits:** No  
**Club Mem Req:** No      **Road Maint:** Yes  
**Road Maint Fee:** \$.00      **Zoning:** Yes  
**Zoning Type:** Res      **New Const:** No  
**Hndcap Access:** No      **FSBO:** No  
**Flood Plain:** No      **Srch Acres:** .5 - 1

**Deed Rest:** Yes      **HOA:** Yes      **Tot Ann Fee:** 3080      **Fee Year:** 2009  
**Deed Bk/Pg:** Y-29 / 1171      **PIN:** 0516954      **Portion/All of PIN:** All      **Taxes:** \$2,446.83  
**Tax Year:** 2008

**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 , Walk-in Closet , Washer/Dryer Connection , Wet Bar , Window Treatments  
**Ext Features:** None  
**Other Rooms:** None  
**Appliances:** Dishwasher , Disposal , Dryer , Microwave , Range/Oven , Refrigerator Built-in , Washer  
**Fireplace:** 2 or More , Exterior , Living Room  
**Amenities:** Clubhouse , Fitness Center , Gated Access , Golf Course , Lake/Pond , Paved Access , Pool , Putting Green , Tennis  
**Fees:** Association Fee  
**Docs on File:** Plat/Tax Map

**Bsmnt/Found:** Crawl Space      **Style:** 1 Story  
**Porch/Patio/Deck:** Porch , Screened      **Const:** Wood Siding  
**Topo/Lot Desc:** Wooded      **Water:** Water-Private/Community  
**Floor Coverings:** Wall/Wall Carpet , Wood      **Sewer:** Sewer Connected  
**Car Storage:** Double Carport      **View:** Golf Course , Good  
**Frontage:** Golf      **Driveway:** Circular , Paved  
**Heating:** Heat Pump      **Roof:** Shingle  
**TV/Internet:** Cable TV      **Cooling:** Central  
**Financing:** Cash

**Remarks:** Enjoy one-level living inside Cullasaja Club of Highlands on the 12th fairway in a newly remodeled home with 3 bedrooms, 3 1/2 baths with a large great room and screened porch with summer kitchen and outdoor fireplace.

**PREPARED BY**

**JUDITH MICHAUD, BIC**  
**Agent Cert. :**  
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