



Style: 2 Story, Traditional	Area: Highlands
Bedrooms: 5	Subdivision: Highlands Falls CC
Full Baths: 5	Township: Highlands
Half Baths: 2	County: Macon
Furnished: Yes	Section: 2
Year Built: 1984	Lot Number: A-9
New Construction: No	Lot Size: 1
Handicap Accessible: No	Search Acres: 1-2
Apx Heated SqFt: 5001+	Lake/Stream Name:
# Bonus Rooms: 3	
Car Storage: Attached, Door Opener, Double Garage, Golf Cart Storage	
Septic Permit # Bedrooms:	

Deed Book: W-38	Deed Page: 102	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 6072.57	Tax Year: 2021	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: Yes	Zoning Type: R	Flood Zone: No	Front of House Exposure:
HOA: Yes	Total Annual Fees: 3683	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee			
Community Amenities: Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis			
Land Description: Gently Rolling, Partially Cleared, Wooded	View: Exceptional, Long, Mountain, Panoramic, Waterfall, Winter		
Elevation: 3501-4000	Frontage: None		
Exterior Features: Fire Pit, Generator-Full, Pond			

	Level	Room Dim		Level	Room Dim		Level	Room Dim
Living Rm	Main		Kitchen	Main		Bedroom 3	Main	
Dining Rm	Main		Laundry	Main		Bedroom 4	Upper	
Family Rm	Upper		Master Bdrm	Main		Bedroom 5	Lower	
Den/Office	Lower		Bedroom 2	Main		Other Rm	Lower	

Appliances: Cook-top Built-in Prop, Dishwasher, Disposal, Double Oven, Dryer, Exhaust Hood, Ice Maker, Microwave, Oven-Convection, Refrigerator Built-in, Wall Oven, Warming Drawer, Washer	
Interior Features: Breakfast Bar, Cathedral Ceilings, Ceiling Fans, Central Vacuum, Eat-in Kitchen, Elevator, Kitchen Island, Pantry, Sauna, Walk-in Closet, Washer/Dryer Connection, Wet Bar, Window Treatments, Wine Storage, Workshop	
Other Rooms: Bonus Room, Fitness Room	
Fireplace: 2 or More, Gas Logs, Kitchen, Living Room, Stone	
Construction: Frame, Fiber Cement	Water: Private
Basement/Foundation: Finished, Heated, Plumbed, Stone	Sewer/Septic: Private Sewer
Floor, Walkout, Wood Floor	Heating: Central, Furnace, Gas, Humidity Control, Zoned
Roof: Shingle	Cooling: Central, Electric, Humidity Control, Zoned
Porch/Patio/Deck: Covered, Deck, Front, Patio, Porch	TV/Internet: Cable Internet, Satellite TV
Driveway: Paved	

Internet Remarks: The owners purchased the home three years ago and soon began a major remodeling project. They completed a back to the studs kitchen redo to include Wolf and Subzero appliances resulting in a beautiful chef's kitchen. The timber beamed ceilings in the kitchen and the master bedroom create a dramatic effect. The master bath has heated floors and a new tub. The owners created a new bedroom on the lower level with an ensuite bath. The lower level also features a 500 bottle wine cellar with humidity control, a workshop, and a separate golf cart storage room. New Brazillian hardwood decking (projected 80-year life) was installed and they did extensive landscaping. The first-class view of Shortoff Mountain is complemented by the Alan Singley designed and constructed multilevel waterfall, with giant moss-covered boulders, and is viewed from the kitchen-dining area and master bedroom. The home is being sold furnished to include the 3rd floor Sky Trak Professional Golf Driving range and infrared sauna in a room with a stone stacked fireplace, one of three. The elevator serves all three levels of the home. There are custom drapery/roman shades/blinds throughout the home. Motorized shades are in the great room and master bedroom. There is a new Generac 14kw generator and the home has three gas furnaces with zone control. The main garage and the separate golf storage garage have new epoxy floors. The home has a new wifi security system.

Directions: From downtown Highlands, take Hwy 64E towards Cashiers. Travel about two miles and turn right into Highlands Falls Country Club. Go past the guard gate to the four-way intersection. Turn right onto West Falls Drive. Travel past the HFCC driving range and around the curve, Turn right onto West Knoll Drive. The house is on the left, 150 West Knoll Drive.

