

MLS #: R83337U (In-Due

List Price: \$459,000

45 Salt Rock Court Highlands, NC 28741

Diligence)



**STYLE:** 2 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** No  
**YEAR BUILT:** 1989  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Double Garage

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** F  
**LOT NUMBER:** 2  
**LOT SIZE:** .93  
**SEARCH ACRES:** .5-1  
**LAKE/STREAM NAME:**

**DEED BOOK:** P-27

**DEED PAGE:** 315

**PLAT CAB:** 1

**PLAT SLIDE:** 349

**PIN:** 7550036569

**PORTION /ALL OF PIN:** All

**TAX AMOUNT:** 2105.49

**TAX YEAR:** 2018

**DEED RESTRICTIONS:** Yes

**ROAD MAINTENANCE:** Included in HOA

**ROAD MAINTENANCE FEES:**

**ZONING:** No

**ZONING TYPE:**

**FLOOD ZONE:** No

**HOA:** Yes

**TOTAL ANNUAL FEES:** 3200

**FEE YEAR:** 2016

**CLUB MEMBERSHIP RQRD:** No

**CLUB NAME:** Highlands Falls Country Club

**FEES:** Association Fee

**COMMUNITY AMENITIES:** Clubhouse, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis

**LAND DESCRIPTION:** Gently Rolling

**VIEW:** Great, Mountain

**ELEVATION:** 3501-4000

**FRONTAGE:**

**EXTERIOR FEATURES:**

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

**APPLIANCES:** Dishwasher, Dryer, Gas Oven/Range, Refrigerator, Washer

**INTERIOR FEATURES:** Ceiling Fans, Vaulted Ceilings

**OTHER ROOMS:** Loft

**FIREPLACE:** Living Room, Stone

**CONSTRUCTION:** Wood Siding

**BASEMENT/FOUNDATION:** Finished

**ROOF:** Shingle

**PORCH/PATIO/DECK:** Deck

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Public Sewer

**HEATING:** Electric, Gas

**COOLING:** Central

**TV/INTERNET:**

**INTERNET REMARKS:** Good privacy with this 3 bedroom, 3 bath home located on Salt Rock Court. Great Mountain views of Shortoff and surrounding mountains. Open floor plan with master and guest bedroom on the main level. Lower level has sitting room/bedroom and bath and 2 car garage. Loft upstairs makes for overflow or great office space. Custom landscaped lot.

**DIRECTIONS:** Hwy 64 East, Turn right into Highlands Falls Country Club. Thru security gate, turn right at 4 way stop. Go past Laurelwood, the road forks, bear left. Salt Rock Court is the first road on the right. 45 Salt Rock Court is the first house on the right.

MLS #: R89271A (Active)

List Price: \$1,497,000

2128 Upper Divide Road Highlands, NC 28741

**STYLE:** 3 Story, Contemporary**BEDROOMS:** 6**FULL BATHS:** 6**HALF BATHS:** 1**FURNISHED:** Yes**YEAR BUILT:** 2002**NEW CONSTRUCTION:** No**HANDICAP ACCESSIBLE:** No**APX HEATED SQFT:****# BONUS ROOMS:****CAR STORAGE:** Attached, Door Opener,  
Double Garage, Golf Cart Storage**AREA:** Highlands**SUBDIVISION:** Highlands Falls CC**TOWNSHIP:** Highlands**COUNTY:** Jackson**SECTION:** 2**LOT NUMBER:** G-31**LOT SIZE:** 1.08**SEARCH ACRES:** 1-2**LAKE/STREAM NAME:****DEED BOOK:** 1439**PIN:** 7550-35-2276**DEED RESTRICTIONS:** Yes**ZONING:** Yes**HOA:** Yes**CLUB MEMBERSHIP RQRD:** No**FEES:** Association Fee, Transfer Fee**COMMUNITY AMENITIES:** Adjoins National Forest, Close to Town, Gated Access, Paved Access**LAND DESCRIPTION:** Near Level, Partially Cleared**ELEVATION:** 3501-4000**EXTERIOR FEATURES:** Garden Space**DEED PAGE:** 18**PORTION /ALL OF PIN:** All**ROAD MAINTENANCE:** Included in HOA**ZONING TYPE:** Res**TOTAL ANNUAL FEES:** 3677**PLAT CAB:** 5**TAX AMOUNT:** 5267.68**PLAT SLIDE:** 424**TAX YEAR:** 2019**ROAD MAINTENANCE FEES:****FLOOD ZONE:** No**FEE YEAR:** 2020**CLUB NAME:** Highlands Falls Country Club**VIEW:** Exceptional, Long, Mountain, Rock Face, Short, Year Round**FRONTAGE:**

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

**APPLIANCES:** Cook-top Built-in Prop, Dishwasher, Disposal, Dryer, Exhaust Hood, Ice Maker, Microwave, Refrigerator, Wall Oven, Washer, Other-  
See Remarks**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Cathedral Ceilings, Ceiling Fans, Jetted Tub, Walk-in Closet, Washer/Dryer Connection, Window  
Treatments, Workshop, Other-See Remarks**OTHER ROOMS:** Loft, Other-See Remarks**FIREPLACE:** 2 or More, Gas Logs, Living Room, Owner's Bedroom**CONSTRUCTION:** Frame, Concrete, Stone, Wood Siding**BASEMENT/FOUNDATION:** Crawl Space, Encapsulated, Partial, Poured  
Wall, Walkout-Level, Walkout-Stairs**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Covered, Deck, Screened, Unheated**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Private Sewer, Pump**HEATING:** Central, Gas**COOLING:** Central, Electric**TV/INTERNET:** Cable Internet, Cable TV**INTERNET REMARKS:** The magnificent views of Whiteside Mountain greet you as you open the front door to this meticulously maintained home.

These awe inspiring mountain views can also be enjoyed from most areas in the house. The main floor includes a beautiful living room with cathedral ceiling and gas stone fireplace, dining area with built in bar and wine storage, up-to-date kitchen with gas stove and electric oven, laundry room with storage and additional full size refrigerator as well as a lovely large screened porch. Also, located on the main level is the master bedroom that boasts another gas stone fireplace as well as a loft for office or storage, his and her closets, and luxurious master bath with double sinks, jetted tub, separate shower, and a private toilet and bidet area. Additionally, a welcoming, spacious guest bedroom and bath are upstairs. The lower level features a small refrigerator and microwave near the living area, four more guest bedrooms, four baths, and a large screened porch. Washers and dryers are conveniently located on the main floor as well as downstairs. The attached double garage includes a workshop and golf cart storage. The landscaping in the driveway area and front of the house is beautiful and professionally maintained. This home is being sold beautifully furnished - see small exclusion list. Golf cart not included. Membership to Highlands Falls CC is optional.

**DIRECTIONS:** Highway 64 to Highlands Falls Country Club. Proceed thru gate and continue straight at 4-way stop. Stay on Falls Drive East past the Swim and Tennis Center and Chestnut Cove, turn right to stay on Falls Drive East. At the top of the hill, turn right to continue on Falls Drive East. At the stop sign, left left onto Upper Divide. 2128 Upper Divide will be on your left.

MLS #: R91667U (In-Due

List Price: \$440,000

6 Laurelwood Court Highlands, NC 28741

Diligence)

**STYLE:** 1 Story, Cottage/Bungalow**BEDROOMS:** 3**FULL BATHS:** 3**HALF BATHS:** 0**FURNISHED:** No**YEAR BUILT:** 1988**NEW CONSTRUCTION:** No**HANDICAP ACCESSIBLE:** No**APX HEATED SQFT:****# BONUS ROOMS:****CAR STORAGE:** Attached, Door Opener,  
Double Garage, Golf Cart Storage**AREA:** Highlands**SUBDIVISION:** Highlands Falls CC**TOWNSHIP:** Highlands**COUNTY:** Macon**SECTION:****LOT NUMBER:** 3**LOT SIZE:** .07**SEARCH ACRES:** 0-.5**LAKE/STREAM NAME:****DEED BOOK:** K-24**PIN:** 7540945650**DEED RESTRICTIONS:** Yes**ZONING:** Yes**HOA:** Yes**CLUB MEMBERSHIP RQRD:** No**FEES:** Association Fee, Transfer Fee**COMMUNITY AMENITIES:** Adjoins National Forest, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis, Walking/Bike Trails**LAND DESCRIPTION:** Gently Rolling, Near Level, Wooded**ELEVATION:** Not Known**EXTERIOR FEATURES:** None**DEED PAGE:** 923**PORTION /ALL OF PIN:** All**ROAD MAINTENANCE:** Included in HOA**ZONING TYPE:** Res**TOTAL ANNUAL FEES:** 6472.00**PLAT CAB:****TAX AMOUNT:** 1504.29**PLAT SLIDE:****TAX YEAR:** 2019**ROAD MAINTENANCE FEES:****FLOOD ZONE:** No**FEE YEAR:** 2019**CLUB NAME:** Highlands Falls Country Club**VIEW:** Good, Mountain, Winter, Wooded**FRONTAGE:** Stream

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Ceiling Fans, Eat-in Kitchen, Tray Ceilings, Vaulted Ceilings, Walk-in Closet, Washer/Dryer Connection, Wet Bar, Window Treatments**OTHER ROOMS:** None**FIREPLACE:** Living Room, Stone, Wood Burning**CONSTRUCTION:** Block, Wood Siding**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Entrance-Outside, Full**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Covered, Deck, Porch, Screened**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Private Sewer**HEATING:** Central, Electric, Heat Pump**COOLING:** Central, Electric, Heat Pump**TV/INTERNET:** Cable TV, DSL

**INTERNET REMARKS:** Nestled in a quiet area in Laurelwood in Highlands Falls CC, this well-maintained, low maintenance 3BR/3BA Mountain Cottage is the perfect retreat from all cares. Take a nap on the screened porch while being lulled by the the sounds of the stream just beyond the rhododendron below or grab a drink from the wet bar, go sit on the deck and relish crisp mountain breezes and pretty mountain views when the leaves have fallen from the trees. The spacious kitchen beckons chefs, young and old, to cook til their heart's desire while enjoying the custom granite countertops, stainless appliances and a fabulous amount of cabinet space. The light and bright living and dining area is canopied by a soaring wood beamed ceiling and accented by a wonderful stone wood burning fireplace that is flanked by built in knotty pine bookcases, the place for bookworms to showcase fiction or non-fiction readings galore. As an entertaining area, this grand area offers multiple dining area options and a wet bar. A split floor plan allows for privacy with a large master suite (and laundry room) on one end and two guest bedrooms and bathrooms on the other end. The master bedroom and one of the guest bedrooms each offer private deck access. A two car garage allows for vehicle shelter in inclement weather. Well cared for by the owners, the exterior of the home was freshly painted, the roof was replaced and new decking was installed in 2017. New carpeting AND HVAC installed July and September of 2019. Come make your mountain memories on our wonderful plateau in Highlands Falls Country Club, where membership is optional, but amenities are great, including fine dining, golf, croquet, tennis, pickleball and more! HOA fee covers lawn maintenance, water, sewer, common area maintenance and 24 hour gated security.

**DIRECTIONS:** From Highlands: Take Hwy 64E/Cashiers Rd to Highlands Falls Country Club and turn Right into subdivision onto Sky Lake Dr. Proceed straight past guard gate. Turn R onto Falls Drive W at stop sign and continue straight approximately .9 miles to Laurelwood on Left. 6 Laurelwood Ct. is 2nd cottage on Left (veer left where road splits at mailboxes).

MLS #: R91740A (Active)

List Price: \$750,000

150 N Big Bear Pen Mountain Road Highlands, NC 28741



**STYLE:** 2 Story, Traditional  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**FURNISHED:** No  
**YEAR BUILT:** 1993  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Double Carport

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** A  
**LOT NUMBER:** 43/44  
**LOT SIZE:** 2.54  
**SEARCH ACRES:** 2-3  
**LAKE/STREAM NAME:**

**DEED BOOK:** E-21**DEED PAGE:** 113**PLAT CAB:****PLAT SLIDE:****PIN:** 7540936278**PORTION /ALL OF PIN:** All**TAX AMOUNT:** 2904.67**TAX YEAR:** 2019**DEED RESTRICTIONS:** Yes**ROAD MAINTENANCE:** Included in HOA**ROAD MAINTENANCE FEES:****ZONING:** Yes**ZONING TYPE:** R**FLOOD ZONE:** No**HOA:** Yes**TOTAL ANNUAL FEES:** 3315**FEE YEAR:** 2019**CLUB MEMBERSHIP RQRD:** No**CLUB NAME:** Highlands Falls Country Club**FEES:** Association Fee**COMMUNITY AMENITIES:** Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Pool, Putting Green, Tennis**LAND DESCRIPTION:** Gently Rolling, Wooded**VIEW:** Exceptional, Long, Mountain, Panoramic, Wooded**ELEVATION:** 3501-4000**FRONTAGE:****EXTERIOR FEATURES:** Shed

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

**APPLIANCES:** Dishwasher, Disposal, Microwave, Oven/Range-Electric, Refrigerator, Washer**INTERIOR FEATURES:** Eat-in Kitchen, Kitchen Island, Vaulted Ceilings, Washer/Dryer Connection, Window Treatments**OTHER ROOMS:** None**FIREPLACE:** Gas Logs, Living Room, Stone**CONSTRUCTION:** Block, Frame, Wood Siding**BASEMENT/FOUNDATION:** Block Wall, Partial, Walkout-Level**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Deck, Front, Porch, Side**DRIVEWAY:****WATER:** Private**SEWER/SEPTIC:** Private Sewer**HEATING:** Central, Electric, Heat Pump**COOLING:** Central, Electric, Heat Pump**TV/INTERNET:** Cable TV

**INTERNET REMARKS:** A beautifully situated traditional home surrounded by a sea of Rhododendrons in HFCC on North Big Bearpen Mtn Rd offers a private setting on 2.54 acres of mountain forest and greenery. Shortoff Mountain is directly visible off of the back decks and the spacious living room windows. This charming home features a grand living room with vaulted ceilings framing the long-range mountain views. The formal dining room, kitchen, and breakfast area are open to the living room. The master bedroom and bath are on the main floor. The recreational amenities available to the homeowners in Highlands Falls Community Association come through membership in the Highlands Falls Country Club. HFCC offers golf, croquet, tennis, pickleball, swimming, fine dining, and has a very active bridge game twice a week. Membership to HFCC is not required for homeownership. Application for membership to Highlands Falls CC is subject to approval by the HFCC Board of Directors.

**DIRECTIONS:** Take Highway 64 to the Highlands Falls Country Club entrance. After passing through the security gate, go to the 4 way stop and turn right onto Falls Drive West. Follow Falls Drive West and go straight past a three-way stop sign. Continue on Falls Drive West to a split in the road. Bear right onto North Big Bearpen Mountain Rd. The home is on the left at the curve -150 N Big Bearpen Mtn Rd



MLS #: R91888U (In-Due

List Price: \$725,000

205 Balsam Lane Highlands, NC 28741

Diligence)



**STYLE:** 1 Story, Traditional  
**BEDROOMS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**FURNISHED:** No  
**YEAR BUILT:** 1986  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:** 1  
**CAR STORAGE:** Double Carport, Multiple

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 1  
**LOT NUMBER:** H-24  
**LOT SIZE:** 1.32  
**SEARCH ACRES:** 1-2  
**LAKE/STREAM NAME:**

**DEED BOOK:** E-39**DEED PAGE:** 413**PLAT CAB:****PLAT SLIDE:****PIN:** 7540880862**PORTION /ALL OF PIN:** All**TAX AMOUNT:** 1767.99**TAX YEAR:** 2018**DEED RESTRICTIONS:** Yes**ROAD MAINTENANCE:** Included in HOA**ROAD MAINTENANCE FEES:****ZONING:** Yes**ZONING TYPE:** R**FLOOD ZONE:** No**HOA:** Yes**TOTAL ANNUAL FEES:** 2946**FEE YEAR:** 2019**CLUB MEMBERSHIP RQRD:** No**CLUB NAME:** Highlands Falls Country Club**FEES:** Association Fee**COMMUNITY AMENITIES:** Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Pool, Putting Green, Tennis**LAND DESCRIPTION:** Gently Rolling, Partially Cleared, Wooded**VIEW:** Exceptional, Mountain, Wooded**ELEVATION:** 3501-4000**FRONTAGE:** None**EXTERIOR FEATURES:** None

	Level:	Room Dim:		Level:	Room Dim:		Level:	Room Dim:
<b>Living Rm:</b>	Main		<b>Kitchen:</b>	Main		<b>Bedroom 3:</b>	Lower	
<b>Dining Rm:</b>	Main		<b>Laundry:</b>	Lower		<b>Bedroom 4:</b>	Lower	
<b>Family Rm:</b>	Lower		<b>Master Bdrm:</b>	Main		<b>Bedroom 5:</b>	N/A	
<b>Den/Office:</b>	N/A		<b>Bedroom 2:</b>	Lower		<b>Other Rm:</b>	Lower	

**APPLIANCES:** Dishwasher, Disposal, Microwave, Refrigerator, Washer**INTERIOR FEATURES:** Ceiling Fans, Kitchen Island, Vaulted Ceilings, Washer/Dryer Connection, Wet Bar**OTHER ROOMS:** Bonus Room**FIREPLACE:** Living Room, Stone, Wood Burning**CONSTRUCTION:** Wood Siding**WATER:** Private**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Encapsulated**SEWER/SEPTIC:** Septic Tank, Septic Permit**ROOF:** Shingle**HEATING:** Electric, Heat Pump**PORCH/PATIO/DECK:** Back, Covered, Deck**COOLING:** Electric, Heat Pump**DRIVEWAY:** Paved**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** This home has undergone a total renovation which was completed Oct 1st. The home has been re-painted, both interior and exterior. New baths and kitchen with new appliances, cabinets, and counter-tops. New light fixtures, stone fireplace, and wood floors throughout. New gutters. The lower level features a bonus room with a wet bar and sink. The master bedroom is on the main level and three bedrooms are on the lower level. There are two levels of back decks facing beautiful long-range mountain views. There are two new heat pump units zoned for each floor. You can enjoy beautiful sunsets from the spacious decks on two levels facing westward. The recreational amenities available to the homeowners in Highlands Falls Community Association come through membership in the Highlands Falls Country Club. HFCC offers golf, croquet, tennis, pickleball, swimming, fine dining, and has a very active bridge game twice a week. Membership to HFCC is not required for home ownership. Application for membership to Highlands Falls CC is subject to approval by the HFCC Board of Directors.

**DIRECTIONS:** Take Highway 64 to the Highlands Falls Country Club entrance. Go past the gatehouse, turn left at the four-way stop on to Skylake Dr. At the next stop sign, turn left on to Sassafras Court. Go up the hill and continue straight on Balsam Lane. The home is on a cul-de-sac at the end of Balsam Lane

MLS #: R92569A (Active)

List Price: \$364,500

115 Lake Villa Court Highlands, NC 28741



**STYLE:** 1 Story, Traditional  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**FURNISHED:** Yes  
**YEAR BUILT:** 1983  
**NEW CONSTRUCTION:** Yes  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:** 1501-2000  
**# BONUS ROOMS:**

**AREA:** Highlands-Cashiers Corridor  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 2  
**LOT NUMBER:** 9  
**LOT SIZE:** .05  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:** HFCC Lake

**CAR STORAGE:** Golf Cart Storage**DEED BOOK:** X-37**DEED PAGE:** 484**PLAT CAB:****PLAT SLIDE:****PIN:** 7540863248**PORTION /ALL OF PIN:** All**TAX AMOUNT:** 1077.54**TAX YEAR:** 2019**DEED RESTRICTIONS:** Yes**ROAD MAINTENANCE:** Yes**ROAD MAINTENANCE FEES:** Included**ZONING:** Yes**ZONING TYPE:** R-1**FLOOD ZONE:** No**HOA:** Yes**TOTAL ANNUAL FEES:** 5782.00**FEE YEAR:** 2019**CLUB MEMBERSHIP RQRD:** No**CLUB NAME:** Highlands Falls Country Club**FEES:** Association Fee, Transfer Fee**COMMUNITY AMENITIES:** Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Tennis, Walking/Bike Trails**LAND DESCRIPTION:** Other-See Remarks**VIEW:** Exceptional, Golf Course, Lake, Stream**ELEVATION:** 3501-4000**FRONTAGE:** Golf, Lake**EXTERIOR FEATURES:** Garden Space

	Level:	Room Dim:		Level:	Room Dim:		Level:	Room Dim:
<b>Living Rm:</b>	Main		<b>Kitchen:</b>	Main		<b>Bedroom 3:</b>	Main	
<b>Dining Rm:</b>	Main		<b>Laundry:</b>	Main		<b>Bedroom 4:</b>	N/A	
<b>Family Rm:</b>	Main		<b>Master Bdrm:</b>	Main		<b>Bedroom 5:</b>	N/A	
<b>Den/Office:</b>	N/A		<b>Bedroom 2:</b>	Main		<b>Other Rm:</b>	N/A	

**APPLIANCES:** Dishwasher, Disposal, Dryer, Exhaust Hood, Freezer, Ice Maker, Microwave, Oven/Range-Dual Fuel, Refrigerator, Tankless Water Heater, Washer**INTERIOR FEATURES:** Ceiling Fans, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceilings, Walk-in Closet, Washer/Dryer Connection**OTHER ROOMS:****FIREPLACE:** Living Room, Stone**CONSTRUCTION:** Wood Siding**BASEMENT/FOUNDATION:** Block Wall, Encapsulated, Entrance-Outside, Piers**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Deck, Front, Porch**DRIVEWAY:** Paved**WATER:** Public**SEWER/SEPTIC:** Private Sewer**HEATING:** Central, Furnace, Gas**COOLING:** Central, Electric**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Great price and value in this one story, split bedroom HFCC home. The kitchen has a pass through breakfast bar to the dining area and is quite large with a bay window and all major appliances. On the golf view side is a new large deck connecting the Master and third bedroom. The long deck hosts an exceptional view of the Highlands Falls Lake and 10th green. It's furnished except for some personal items the owner has listed. The exterior steps to the front porch were refurbished last year. At the top of the Golf villas, their newly constructed deck has an inviting view of the 10th green and Highlands Falls Lakes on the golf course. This three bedroom, two bath house has a washer and dryer and linen closet conveniently placed near the two guest bedrooms. The great room and master bedroom have vaulted ceilings expanding their spacious rooms. a wood burning fireplace, comfortable sofas and dining set welcome family and friends. Membership to the Highlands Falls Country Club includes all the amenities of the clubhouse dining, golf course, croquet court, fitness center, swimming pool, and tennis courts. Ask about the special membership initiation fees when purchasing this Golf Villa to enjoy a Golf or Social Membership.

**DIRECTIONS:** From 64-E toward Cashiers, turn right into Highlands Falls Country Club. Just past the gatehouse, turn right. go past the clubhouse entrance and past the croquet court and dam. Take the first left. Bear right to 115 Lake Villa Court, paved all the way to the top. It's the last house on the right. Parking is paved the left also. Pull all the way up to the steps that lead to the front porch

MLS #: R92606U (In-Due

List Price: \$895,000

1999 Upper Divide Road Highlands, NC 28741

Diligence)



**STYLE:** 1 Story, Contemporary  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**FURNISHED:** No  
**YEAR BUILT:** 1999  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:** 0  
**CAR STORAGE:** Double Garage

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Jackson  
**SECTION:**  
**LOT NUMBER:** 2 Block N  
**LOT SIZE:** .77  
**SEARCH ACRES:** .5-1  
**LAKE/STREAM NAME:** No Name Known

**DEED BOOK:** 2099

**DEED PAGE:** 661

**PLAT CAB:**

**PLAT SLIDE:**

**PIN:** 7550-25-6056

**PORTION /ALL OF PIN:** All

**TAX AMOUNT:** 4296.85

**TAX YEAR:** 2019

**DEED RESTRICTIONS:** Yes

**ROAD MAINTENANCE:** Included in HOA

**ROAD MAINTENANCE FEES:**

**ZONING:** Yes

**ZONING TYPE:** Club

**FLOOD ZONE:** No

**HOA:** Yes

**TOTAL ANNUAL FEES:** 3677

**FEE YEAR:** 2020

**CLUB MEMBERSHIP RQRD:** No

**CLUB NAME:** Highlands Falls Country Club

**FEES:** Association Fee

**COMMUNITY AMENITIES:** Clubhouse, Close to Town, Fitness Center, Gated Access, Paved Access, Walking/Bike Trails

**LAND DESCRIPTION:** Gently Rolling, Partially Cleared, Wooded

**VIEW:** Exceptional, Rock Face, Year Round

**ELEVATION:** 4001+

**FRONTAGE:** None

**EXTERIOR FEATURES:** Garden Space, Generator-Partial

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

**APPLIANCES:** Compactor, Cook-top Built-in Prop, Dishwasher, Disposal, Double Oven, Dryer, Exhaust Hood, Ice Maker, Microwave, Refrigerator, Washer, Wine Cooler

**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Ceiling Fans, Eat-in Kitchen, Pantry, Skylight, Sound Wired, Vaulted Ceilings, Washer/Dryer Connection, Window Treatments

**OTHER ROOMS:** None

**FIREPLACE:** Gas Starter, Living Room, Stone, Wood Burning

**CONSTRUCTION:** Frame, Wood Siding

**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Encapsulated, Entrance-Outside

**ROOF:** Shingle

**PORCH/PATIO/DECK:** Back, Deck, Front, Porch

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Private Sewer

**HEATING:** Central, Furnace, Gas

**COOLING:** Central, Electric

**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Look no further for a country club home that's easy to maintain and just big enough for your needs. Three bedrooms, three and one-half baths, all on one level, with wood floors, beautiful stone fireplace, and a dream kitchen for cooks with breakfast nook. Imagine sitting on the spacious deck, just relaxing to the sounds of the birds and the vision of the rock face of Whiteside before you. Come in from the spacious two-car garage, past the laundry and office area, into the open kitchen and great room. Custom built for the previous owner, this home is well constructed to last and last. Enjoy cozy moments in the summer or year round with central heat and air. This home has been in a vacation rental program for several years. Many of the lovely furnishings are available to buy outside the sale.

**DIRECTIONS:** Highway 64 to Highlands Falls Country Club. Straight through National Forest, pass Swim and Tennis Center, turn right on Falls Drive East, then right to Upper Divide, left on Upper Divide, then 1/2 mile on right to 1999.



STYLE: 2 Story, Traditional

BEDROOMS: 4

FULL BATHS: 4

HALF BATHS: 0

FURNISHED: Yes

YEAR BUILT: 1977

NEW CONSTRUCTION: No

HANDICAP ACCESSIBLE: No

APX HEATED SQFT:

# BONUS ROOMS:

CAR STORAGE: Detached, Door Opener, Double Garage

AREA: Highlands

SUBDIVISION: Highlands Falls CC

TOWNSHIP: Highlands

COUNTY: Macon

SECTION:

LOT NUMBER: Villa 9

LOT SIZE: 0.76

SEARCH ACRES: .5-1

LAKE/STREAM NAME:

DEED BOOK: W-38

PIN: 7540889859,754088883

DEED RESTRICTIONS: Yes

ZONING: Yes

HOA: Yes

CLUB MEMBERSHIP RQRD: No

FEES: Association Fee, Transfer Fee

COMMUNITY AMENITIES: Adjoins National Forest, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Pool, Putting Green, Tennis, Walking/Bike Trails

DEED PAGE: 651

PORTION /ALL OF PIN: All

ROAD MAINTENANCE: Included in HOA

ZONING TYPE:

TOTAL ANNUAL FEES: 2946.00

PLAT CAB:

TAX AMOUNT: 1631.4

ROAD MAINTENANCE FEES:

FLOOD ZONE: No

CLUB NAME: Highlands Falls Country Club

PLAT SLIDE:

TAX YEAR: 2019

ROAD MAINTENANCE FEES:

FLOOD ZONE: No

FEE YEAR: 2020

LAND DESCRIPTION: Gently Rolling, Partially Cleared

VIEW: Golf Course, Mountain, Year Round

ELEVATION: 3501-4000

FRONTAGE: Golf

EXTERIOR FEATURES: None

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

APPLIANCES: Dishwasher, Disposal, Microwave, Oven/Range-Electric, Refrigerator Built-in

INTERIOR FEATURES: Washer/Dryer Connection, Window Treatments

OTHER ROOMS:

FIREPLACE: 2 or More, Gas Logs, Gas Starter, Masonry

CONSTRUCTION: Wood Siding

BASEMENT/FOUNDATION: Block Wall, Dirt Floor, Encapsulated, Entrance-Outside, Unfinished

ROOF: Shingle

PORCH/PATIO/DECK: Back, Covered, Deck, Screened

DRIVEWAY: Paved

WATER: Private

SEWER/SEPTIC: Septic Tank

HEATING: Central, Electric, Gas

COOLING: Central, Electric

TV/INTERNET: Cable Internet, Cable TV

INTERNET REMARKS: Located in Highlands Falls CC and just a short drive from Main Street in Highlands. This villa is really two units in one as both levels have two bedrooms and two baths. Both levels also feature great rooms, kitchens and and fireplaces. The lower level is accessed by an outside stairway and there is room to add an inside staircase. Both levels have private decks. The decks overlook the 6th green on the golf course and has a long range view. The adjacent unit has an inside staircase to the lower level and also a vaulted ceiling in the upper level great room. These upgrades could easily be done to this home. The Highlands Falls CC golf course is undergoing a redesign on a good number of its holes and also the main Clubhouse is being remodeled and updated. Highlands Falls has arguably the best croquet facility on the Plateau and "pickle ball" courts. Highlands Falls is only minutes from downtown Highlands with its many fine dining restaurants and shopping boutiques. Highlands also features the Bascom Gallery, the Performing Arts Center, the Highlands Playhouse, the Rec Center and the Highlands ice skating rink. This villa offers a lot of opportunities to upgrade and make it a real showcase.

DIRECTIONS: Highway 64 East for approximatrely 2 miles and turn right into Highlands Falls CC. Go past the the Security Checkpoint and turn left at the Four-way stop sign. Locust Lane is the second street on the right. 101 is at the end of the cul de sac.



MLS #: R92755U (In-Due

List Price: \$330,000

23 Locust Lane Highlands, NC 28741

Diligence)



**STYLE:** 2 Story, Traditional  
**BEDROOMS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** Yes  
**YEAR BUILT:** 1978  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Golf Cart Storage

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 1  
**LOT NUMBER:** Villa 12  
**LOT SIZE:** 0.26  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:**

**DEED BOOK:** B-25

**DEED PAGE:** 1236

**PLAT CAB:** 2094

**PLAT SLIDE:**

**PIN:** 7540885685

**PORTION /ALL OF PIN:** All

**TAX AMOUNT:** 1429

**TAX YEAR:** 2019

**DEED RESTRICTIONS:** Yes

**ROAD MAINTENANCE:** Included in HOA

**ROAD MAINTENANCE FEES:**

**ZONING:** No

**ZONING TYPE:**

**FLOOD ZONE:** No

**HOA:** Yes

**TOTAL ANNUAL FEES:** 2947

**FEE YEAR:** 2020

**CLUB MEMBERSHIP RQRD:** No

**CLUB NAME:** Highlands Falls Country Club

**FEES:** Association Fee

**COMMUNITY AMENITIES:** Additional Parking, Gated Access, Paved Access

**LAND DESCRIPTION:** Near Level, Wooded

**VIEW:** Good, Wooded

**ELEVATION:**

**FRONTAGE:** Golf

**EXTERIOR FEATURES:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Exhaust Hood, Microwave, Microwave-Convection, Oven/Range-Electric, Refrigerator, Washer

**INTERIOR FEATURES:** Walk-in Closet, Washer/Dryer Connection

**OTHER ROOMS:** Apartment

**FIREPLACE:** Living Room, Stone

**CONSTRUCTION:** Frame, Wood Siding

**WATER:** Shared Well

**BASEMENT/FOUNDATION:** Crawl Space

**SEWER/SEPTIC:** Septic Tank

**ROOF:** Wood

**HEATING:** Baseboard, Central, Electric

**PORCH/PATIO/DECK:** Back, Covered, Deck, Front, Porch, Screened

**COOLING:** Electric

**DRIVEWAY:** Paved

**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Situated near the entrance of gated Highlands Falls Country Club, this property is a wonderful opportunity to purchase the value of two homes for the price of one. The main level features two bedrooms with two baths, a great room, a kitchen, and a wonderful screened porch next to open decking. The lower level is separate, with its own family room, two more bedrooms, and an efficiency kitchen. The outside entrance makes this level perfect for guests or for use as a rental, although an interior staircase could easily be added. Golf cart storage provides the convenience of quick trips to the course designed by golf course architect Joe Lee. Although club membership is optional, in order to enjoy the club's amenities membership is required. Amenities include four Har-Tru tennis courts, a large heated swimming pool, a fully-equipped fitness center with a staff of personal trainers and massage therapists, six ponds stocked with bass and trout for year-round fishing, and gourmet dining and dancing at the Clubhouse.

**DIRECTIONS:** Highway 64 West to Highlands Falls Country Club. At the 4 way stop take a left. Go to the top of the hill and take a right onto Locust Lane. First building on the right.

MLS #: R92879U (In-Due

List Price: \$595,000

654 Skylake Drive Highlands, NC 28741

Diligence)

**STYLE:** 2 Story, Cottage/Bungalow, Traditional**BEDROOMS:** 4**FULL BATHS:** 4**HALF BATHS:** 0**FURNISHED:** Negotiable**YEAR BUILT:** 1984**NEW CONSTRUCTION:** No**HANDICAP ACCESSIBLE:** No**APX HEATED SQFT:** 2501-3000**# BONUS ROOMS:** 1**CAR STORAGE:** Golf Cart Storage, Parking  
Space, Single Garage**AREA:** Highlands**SUBDIVISION:** Highlands Falls CC**TOWNSHIP:** Highlands**COUNTY:** Macon**SECTION:** 1**LOT NUMBER:** 25**LOT SIZE:** .82**SEARCH ACRES:** .5-1**LAKE/STREAM NAME:****DEED BOOK:** H-35**PIN:** 7540881675**DEED RESTRICTIONS:** Yes**ZONING:** No**HOA:** Yes**CLUB MEMBERSHIP RQRD:** No**FEES:** Annual Road, Annual Water, Association Fee, Transfer Fee**COMMUNITY AMENITIES:** Additional Parking, Close to Town, Gated Access, Paved Access**DEED PAGE:** 1802**PORTION /ALL OF PIN:** All**ROAD MAINTENANCE:** Included in HOA**ZONING TYPE:****TOTAL ANNUAL FEES:** 2266**PLAT CAB:****TAX AMOUNT:** 2579.74**PLAT SLIDE:****TAX YEAR:** 2019**ROAD MAINTENANCE FEES:****FLOOD ZONE:** No**FEE YEAR:** 2020**CLUB NAME:** Highlands Falls Country Club**LAND DESCRIPTION:** Cul-de-sac, Gently Rolling, Wooded**VIEW:** Great, Long, Mountain, Short, Year Round**ELEVATION:** 3501-4000**FRONTAGE:** None**EXTERIOR FEATURES:** Garden Space

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

**APPLIANCES:** Cook-top Built-in Elec, Dishwasher, Dryer, Ice Maker, Microwave, Refrigerator, Wall Oven, Washer**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Ceiling Fans, Kitchen Island, Pantry, Tray Ceilings, Walk-in Closet, Washer/Dryer Connection, Window Treatments**OTHER ROOMS:** Other-See Remarks**FIREPLACE:** Living Room, Stone, Wood Burning**CONSTRUCTION:** Frame, Wood Siding**BASEMENT/FOUNDATION:** Crawl Space, Encapsulated, Entrance-Outside, Unfinished**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Deck, Front, Porch, Side**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Septic Tank**HEATING:** Central, Electric, Heat Pump**COOLING:** Central, Heat Pump, Mini-Split System**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** This private and well-protected property offers a unique opportunity in Highlands Falls Country Club. There are outstanding year-round views from many of the rooms plus the multiple decks including 2 side decks and a large back deck on the main level. In addition, there are two decks on the lower level with equally good mountain views. When entering, you are welcomed by a spacious living room including a corner stone fireplace, dining area, and a breakfast nook. There are two bedrooms and two bathrooms on the main level plus two additional bedrooms and bathrooms on the lower level. The lower level also boasts another living area with a breakfast bar which is perfect for guests to have their own space to relax. The crawlspace has been encapsulated. Social or Golfing Membership in Highlands Falls Country Club is available upon application approval and payment of fees. Highlands Falls is considered to be the friendliest club on the mountain with a championship golf course and croquet courts, plus swim and tennis center, pickleball courts, full service, newly renovated clubhouse and the best fitness center in Highlands.

**DIRECTIONS:** Highway 64 to Highlands Falls entrance. Past the gatehouse, turn left staying on Skylake Drive. The driveway will be on the left.

MLS #: R93348U (In-Due

List Price: \$449,000

20 Laurelwood Drive Highlands, NC 28741

Diligence)



**STYLE:** 1 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** Yes  
**YEAR BUILT:** 1998  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Attached, Double Garage

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:**  
**LOT NUMBER:** 4  
**LOT SIZE:** .08  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:**

**DEED BOOK:** Y-31

**DEED PAGE:** 1739

**PLAT CAB:**

**PLAT SLIDE:**

**PIN:** 7540945523

**PORTION /ALL OF PIN:** All

**TAX AMOUNT:** 2021.21

**TAX YEAR:** 2019

**DEED RESTRICTIONS:** Yes

**ROAD MAINTENANCE:** Included in HOA

**ROAD MAINTENANCE FEES:**

**ZONING:** No

**ZONING TYPE:**

**FLOOD ZONE:** No

**HOA:** Yes

**TOTAL ANNUAL FEES:** 5637

**FEE YEAR:** 2017

**CLUB MEMBERSHIP RQRD:** No

**CLUB NAME:** Highlands Falls Country Club

**FEES:** Association Fee, Transfer Fee

**COMMUNITY AMENITIES:** Gated Access, Paved Access, Other-See Remarks

**LAND DESCRIPTION:** Gently Rolling

**VIEW:** Stream, Wooded

**ELEVATION:** 3501-4000

**FRONTAGE:** Stream

**EXTERIOR FEATURES:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Exhaust Hood, Microwave, Refrigerator, Washer

**INTERIOR FEATURES:** Built-ins, Cathedral Ceilings, Ceiling Fans, Eat-in Kitchen, Garden Tub, Tray Ceilings, Walk-in Closet

**OTHER ROOMS:** None

**FIREPLACE:** Living Room, Stone, Wood Burning

**CONSTRUCTION:** Wood Siding

**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Dirt Floor, Entrance-Outside

**ROOF:** Shingle

**PORCH/PATIO/DECK:** Back, Covered, Deck, Porch

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Private Sewer, Public Sewer

**HEATING:** Central, Electric, Heat Pump

**COOLING:** Central, Electric, Heat Pump

**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Located in the Laurelwood Section of Highlands Falls Country Club, this lovely 3 bedroom, 3 bath overlooks a gurgling branch and sits in a canopy of lush trees. Cathedral Living room, open floorplan that features a split bedroom plan and a 2 car garage. Great screened porch and open deck to enjoy the outside environment. Common area maintenance make living easy. Do not miss this offering and the special opportunity at HFCC for 2020

**DIRECTIONS:** Hwy 64 East turn right into HFCC go past gate, turn right at 4 way stop. Go to next stop - go straight. Laurelwood will be on the left. First home on the left.

MLS #: R93542A (Active)

List Price: \$499,000

1365 Falls Drive East Highlands, NC 28741



**STYLE:** 1 Story, Traditional  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**FURNISHED:** No  
**YEAR BUILT:** 1988  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Attached, Double Garage

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 2  
**LOT NUMBER:** D-3  
**LOT SIZE:** 0.8  
**SEARCH ACRES:** .5-1  
**LAKE/STREAM NAME:**

**DEED BOOK:** R-27**DEED PAGE:** 319**PLAT CAB:****PLAT SLIDE:****PIN:** 7550055179**PORTION /ALL OF PIN:** All**TAX AMOUNT:** 1765.15**TAX YEAR:** 2018**DEED RESTRICTIONS:** Yes**ROAD MAINTENANCE:** Included in HOA**ROAD MAINTENANCE FEES:****ZONING:** Yes**ZONING TYPE:** R**FLOOD ZONE:** No**HOA:** Yes**TOTAL ANNUAL FEES:** 3677**FEE YEAR:** 2020**CLUB MEMBERSHIP RQRD:** No**CLUB NAME:** Highlands Falls Country Club**FEES:** Association Fee**COMMUNITY AMENITIES:** Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis**LAND DESCRIPTION:** Gently Rolling, Wooded**VIEW:** Golf Course, Great, Long, Wooded**ELEVATION:** 3501-4000**FRONTAGE:** None**EXTERIOR FEATURES:** None

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

**APPLIANCES:** Cook-top Built-in Elec, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Wall Oven, Washer**INTERIOR FEATURES:** Breakfast Bar, Cathedral Ceilings, Ceiling Fans, Eat-in Kitchen, Skylight, Washer/Dryer Connection**OTHER ROOMS:** None**FIREPLACE:** Gas Logs, Living Room**CONSTRUCTION:** Wood Siding**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Encapsulated, Entrance-Outside**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Covered, Deck**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Private Sewer**HEATING:** Central, Electric, Heat Pump**COOLING:** Central, Electric, Heat Pump**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** This one level home has panoramic views of hole #13th on HFCC golf course from the back deck. The living room is framed by an impressive valuted.ceiling with an orientation to the wooded golf course views. The room features a beautiful stone fireplace and large windows facing the golf course. The deck is partially covered and allows for gracious entertaining. The master bedroom with a vaulted ceiling is at one end of the house with a private deck. The large second bedroom can function as a 2nd Master with bath. This attractive home is a short walking distance to the tennis and swimming area of the country club. Membership is not required in the Highlands Falls CC, however, many attractive amenities are available through membership in the club. The golf course is challenging and one of the most interesting courses on the plateau. Tennis, swimming, a very active bridge club, fine dining, a state of the art fitness center, and a best in class croquet facility are available to members. Application for membership to Highlands Falls CC is subject to approval by the club Board of Directors. Having a 24x7 manned security gate is beneficial to the homeowners in HFCC and provides peace of mind.

**DIRECTIONS:** Take Highway 64 from downtown Highlands turn right into HFCC. Go through the gate and continue straight at the 4-way stop. Pass the Tennis and Swim Center and turn right at Falls Drive east. At the top of the hill, turn right still on Falls Drive East. 1365 is on your right.



MLS #: R93601A (Active)

List Price: \$1,797,000

539 N Big Bear Pen Mountain Road Highlands, NC 28741

**STYLE:** 3 Story, Timber Frame**BEDROOMS:** 5**FULL BATHS:** 5**HALF BATHS:** 1**FURNISHED:** Negotiable**YEAR BUILT:** 2002**NEW CONSTRUCTION:** No**HANDICAP ACCESSIBLE:** No**APX HEATED SQFT:****# BONUS ROOMS:****CAR STORAGE:** Attached, Triple Carport**AREA:** Highlands-Cashiers Corridor**SUBDIVISION:** Highlands Falls CC**TOWNSHIP:** Highlands**COUNTY:** Macon**SECTION:****LOT NUMBER:** 33A**LOT SIZE:** 3.42**SEARCH ACRES:** 3-4**LAKE/STREAM NAME:****DEED BOOK:** N-23**PIN:** 7540941529**DEED RESTRICTIONS:** Yes**ZONING:** No**HOA:** Yes**CLUB MEMBERSHIP RQRD:** No**FEES:** Association Fee**COMMUNITY AMENITIES:** Adjoins National Forest, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Tennis**DEED PAGE:** 2054**PORTION /ALL OF PIN:** All**ROAD MAINTENANCE:** Included in HOA**ZONING TYPE:****TOTAL ANNUAL FEES:** 3677**PLAT CAB:** 1**TAX AMOUNT:** 6107.76**PLAT SLIDE:** 295**TAX YEAR:** 2019**ROAD MAINTENANCE FEES:****FLOOD ZONE:** No**FEE YEAR:** 2020**CLUB NAME:** Highlands Falls Country Club**LAND DESCRIPTION:** Steep, Wooded**ELEVATION:** 3501-4000**EXTERIOR FEATURES:****VIEW:** Exceptional, Long, Mountain, Panoramic, Waterfall, Year Round**FRONTAGE:** None

	Level:	Room Dim:		Level:	Room Dim:		Level:	Room Dim:
<b>Living Rm:</b>	Main		<b>Kitchen:</b>	Main		<b>Bedroom 3:</b>	Upper	
<b>Dining Rm:</b>	Main		<b>Laundry:</b>	Main		<b>Bedroom 4:</b>	Lower	
<b>Family Rm:</b>	Lower		<b>Master Bdrm:</b>	Main		<b>Bedroom 5:</b>	Lower	
<b>Den/Office:</b>	Upper		<b>Bedroom 2:</b>	Upper		<b>Other Rm:</b>	N/A	

**APPLIANCES:** Cook-top Built-in Elec, Cook-top Built-in Prop, Dishwasher, Disposal, Dryer, Exhaust Hood, Microwave, Oven/Range-Electric, Refrigerator, Washer**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Ceiling Fans, Elevator, Formal Dining Room, Garden Tub, Pantry, Security System, Walk-in Closet, Washer/Dryer Connection, Window Treatments**OTHER ROOMS:** Loft**FIREPLACE:** 2 or More, Den, Gas Logs, Living Room, Owner's Bedroom, Stone, Wood Burning, Other-See Remarks**CONSTRUCTION:** Wood Siding**BASEMENT/FOUNDATION:** Crawl Space, Entrance-Outside, Poured Wall, Other-See Remarks**ROOF:** Other**PORCH/PATIO/DECK:** Back, Breezeway, Covered, Deck, Front, Porch, Screened, Side**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Private Sewer**HEATING:** Furnace, Heat Pump**COOLING:** Central**TV/INTERNET:**

**INTERNET REMARKS:** Perched high atop Big Bear Pen Mountain, this custom built home offers one of the most stunning views inside HFCC. Panoramic eastern views will take you from Shortoff Mountain, past the famous Highlands Falls, then over to Whiteside Mountain and beyond to Chimney Top. Magnificent views can be had from every room in the home! Made of the finest cedar, sit out on the expansive main level deck and enjoy the morning sun as it crests over the mountains. Custom pergola and stone fireplace add extra charm. Imagine dinners on the deck by firelight and views of the evening stars! With custom woodwork throughout, from trims and finishes to mantles and beams, this home was built with the intention to awe. Offering 5 bedrooms and 5.5 baths, there is space for all of your family and guests. Main level with open kitchen/dining/living and custom stonework fireplace that travels up the 20ft + ceiling. Heart pine flooring and cedar beam accents throughout the main level living areas. Palatial master on main with walnut flooring, cypress beams and doorways, private fireplace and access to the deck and views. Master bath is adorned with unique one-of-a-kind molding cut on site and solid fir doors. Travel up the southern white pine split log staircase to the atrium style upper level with generous loft area perfect for taking in the views. There are 2 mirroring guest suites with spacious bathrooms that feature "his and her" sinks, walk-in showers and the ever coveted soaking tub. From here, why not ride the elevator down to the lower level where you can relax with family on the sprawling screened porch? You will also find the family room with fireplace is perfect for games or taking in a good book. There are 2 additional guest suites on the lower level, one with yet another fireplace! Your guests will feel like royalty. The other guestroom on lower level has a spacious closet for storage. More features throughout the home, contact listing agent. MUST SEE property!

**DIRECTIONS:** Turn into Highlands Falls Country Club. Turn right onto Falls Drive West at the 4 way stop after gatehouse. Continue up approximately 1 mile and then veer right onto N. Big Bear Pen Mountain Road. Home is on the right about .5 miles up.



**STYLE:** 1 Story  
**BEDROOMS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 0  
**FURNISHED:** Yes  
**YEAR BUILT:** 1984  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:** 1  
**CAR STORAGE:** Door Opener, Double Garage, Parking Space

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:**  
**LOT NUMBER:** 21  
**LOT SIZE:** .83  
**SEARCH ACRES:** .5-1  
**LAKE/STREAM NAME:**

**DEED BOOK:** N-38  
**PIN:** 7540.79-91-15  
**DEED RESTRICTIONS:** Yes  
**ZONING:** Yes  
**HOA:** Yes  
**CLUB MEMBERSHIP RQRD:** No  
**FEES:** Association Fee

**DEED PAGE:** 255  
**PORTION /ALL OF PIN:** All  
**ROAD MAINTENANCE:** Included in HOA  
**ZONING TYPE:** R-1  
**TOTAL ANNUAL FEES:** 2947

**PLAT CAB:**  
**TAX AMOUNT:** 2413.87

**PLAT SLIDE:**  
**TAX YEAR:** 2019  
**ROAD MAINTENANCE FEES:**  
**FLOOD ZONE:** No  
**FEE YEAR:** 2019  
**CLUB NAME:** Highlands Falls Country Club

**COMMUNITY AMENITIES:** Adjoins National Forest, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Pavilion, Pool, Putting Green, Tennis, Walking/Bike Trails

**LAND DESCRIPTION:** Cleared, Near Level  
**ELEVATION:** Not Known  
**EXTERIOR FEATURES:** Fenced, Garden Space

**VIEW:** Wooded  
**FRONTAGE:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Exhaust Hood, Gas Oven/Range, Microwave, Refrigerator, Washer  
**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Garden Tub, Kitchen Island, Walk-in Closet, Washer/Dryer Connection, Window Treatments  
**OTHER ROOMS:** Bonus Room, Library/Study  
**FIREPLACE:** Living Room, Wood Burning  
**CONSTRUCTION:** Wood Siding  
**BASEMENT/FOUNDATION:** Block Wall, Entrance-Outside, Partial, Unfinished, Walkout-Level  
**ROOF:** Shingle  
**PORCH/PATIO/DECK:** Covered, Enclosed, Front, Screened, Side  
**DRIVEWAY:** Paved

**WATER:** Private  
**SEWER/SEPTIC:** Septic Tank  
**HEATING:** Baseboard, Central, Electric, Furnace, Heat Pump  
**COOLING:** Heat Pump  
**TV/INTERNET:** Satellite Internet, Satellite TV

**INTERNET REMARKS:** This is an immaculate, completely furnished Mountain Cottage. This 3BR/4BA beauty is divided into 2 areas connected by a Breezeway Porch. Your Guests will enter through a welcoming Screened Porch. This Porch opens to the Entry Hall, Master Bedroom and Bonus Room (4th BR) through separate French Doors. The Screened Porch is comfortably furnished including a custom-made water feature, dining and sitting areas with some mountain view. The beautifully furnished Main Section (Summer House furnishings and design) features an open plan with stone, wood burning fireplace. The Living Room/Dining Area has vaulted & beamed ceilings. The spacious Kitchen has stainless appliances and marble counter tops and opens to Living Area via a hallway and Breakfast Bar. The Hallway also leads to a large Pantry and Laundry area behind the kitchen as well as to the Garage entry. The Master Suite features a walk-in cedar closet and Master Bath with double vanities, deep soaking tub, walk-in shower and large linen closet. The Main Section has a Bonus Room used currently as a Sitting/Tv room and has a walk-in closet and full Bath. Off the Living Area is access to a partially covered Breezeway that leads to the Guest Section of the home. This area includes 2 spacious Bedrooms, both with en suite Baths as well as a Sitting Room between the Guest Suites. One of the Guest Suites has a mini fridge & coffee area. The sizable yard is low maintenance and mostly flat. Current owners have fenced the portion of the yard accessed via the Breezeway for easy pet access and safety. This is easy Mountain Living at its finest. Bring your clothes and supplies as you can begin your Mountain Experience in this turn key property Today!

**DIRECTIONS:** Hwy 64/Cashiers Road from Highlands, turn right at Highlands Falls Country Club. Check in with guard at gate. Go straight to 4 way stop sign. Go left onto Skylake Dr. Follow to next Stop sign, go left onto Sassafras Court. At top of hill, bear slightly left onto Balsam Lane. #99 will be on your right.

MLS #: R93737A (Active)

List Price: \$669,000

1106 Sky Lake Drive Highlands, NC 28741



**STYLE:** 1 Story, Ranch  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**FURNISHED:** Yes  
**YEAR BUILT:** 1981  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:** 2501-3000  
**# BONUS ROOMS:** 1  
**CAR STORAGE:** Attached, Double Garage

**AREA:** Highlands-Cashiers Corridor  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** E  
**LOT NUMBER:** 2  
**LOT SIZE:** 0.37  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:**

**DEED BOOK:** E-38

**DEED PAGE:** 1965

**PLAT CAB:** PB 3

**PLAT SLIDE:** 105

**PIN:** 7541-80-3580

**PORTION /ALL OF PIN:** All

**TAX AMOUNT:** 2375.08

**TAX YEAR:** 2019

**DEED RESTRICTIONS:** Yes

**ROAD MAINTENANCE:** Included in HOA

**ROAD MAINTENANCE FEES:**

**ZONING:** No

**ZONING TYPE:**

**FLOOD ZONE:** No

**HOA:** Yes

**TOTAL ANNUAL FEES:** 2947.00

**FEE YEAR:** 2020

**CLUB MEMBERSHIP RQRD:** No

**CLUB NAME:** Highlands Falls Country Club

**FEES:** Association Fee, Transfer Fee

**COMMUNITY AMENITIES:** Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis, Other-See Remarks

**LAND DESCRIPTION:** Gently Rolling

**VIEW:** Exceptional, Golf Course, Pond

**ELEVATION:** 3501-4000

**FRONTAGE:** Golf, Pond

**EXTERIOR FEATURES:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Gas Oven/Range, Microwave, Refrigerator, Washer

**INTERIOR FEATURES:** Breakfast Bar, Formal Dining Room, Vaulted Ceilings, Walk-in Closet, Washer/Dryer Connection, Wet Bar

**OTHER ROOMS:** Office, Sun Room

**FIREPLACE:** Gas Logs, Living Room, Masonry

**CONSTRUCTION:** Wood Siding

**WATER:** Private

**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Entrance-Outside

**SEWER/SEPTIC:** Septic Tank

**ROOF:** Shingle

**HEATING:** Central, Heat Pump

**PORCH/PATIO/DECK:** Back, Covered, Deck, Porch, Screened

**COOLING:** Central, Heat Pump

**DRIVEWAY:** Circular, Paved

**TV/INTERNET:** Cable TV

**INTERNET REMARKS:** Highlands, NC and Highlands Falls CC is the location of this 3 bedroom-3.5 bath house on one level. Mostly furnished and a wonderful view of the golf course. Membership is not required but the HFCC amenities are very inviting. Golf, Tennis, Pickelball, Croquet, Fitness Center and much more.

**DIRECTIONS:** Entrance to Highlands Falls CC from US64. Guard Gate. Proceed to 4-way stop, turn left on Sky Lake Drive. Continue on Sky Lake Drive to where it turns to the Left. 5th house on the left.

MLS #: R93766A (Active)

List Price: \$550,000

165 Spruce Lane Highlands, NC 28741



**STYLE:** 1 Story, Cottage/Bungalow

**BEDROOMS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**FURNISHED:** Negotiable

**YEAR BUILT:** 1986

**NEW CONSTRUCTION:** No

**HANDICAP ACCESSIBLE:** No

**APX HEATED SQFT:** 1501-2000

**# BONUS ROOMS:**

**CAR STORAGE:** Detached, Door Opener,

Double Garage

**AREA:** Highlands

**SUBDIVISION:** Highlands Falls CC

**TOWNSHIP:** Highlands

**COUNTY:** Macon

**SECTION:**

**LOT NUMBER:** 15, BI K

**LOT SIZE:** .58

**SEARCH ACRES:** .5-1

**LAKE/STREAM NAME:**

**DEED BOOK:** W-38

**PIN:** 7540973211

**DEED RESTRICTIONS:** Yes

**ZONING:** No

**HOA:** Yes

**CLUB MEMBERSHIP RQRD:** No

**FEES:** Association Fee

**COMMUNITY AMENITIES:** Additional Parking, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Putting Green, Tennis

**LAND DESCRIPTION:** Gently Rolling, Near Level, Wooded

**ELEVATION:** 3501-4000

**EXTERIOR FEATURES:**

**DEED PAGE:** 1586

**PORTION /ALL OF PIN:** All

**ROAD MAINTENANCE:** Included in HOA

**ZONING TYPE:**

**TOTAL ANNUAL FEES:** 2947

**PLAT CAB:**

**TAX AMOUNT:** 1760.91

**PLAT SLIDE:**

**TAX YEAR:** 2019

**ROAD MAINTENANCE FEES:**

**FLOOD ZONE:** No

**FEE YEAR:** 2019

**CLUB NAME:** Highlands Falls Country Club

**VIEW:**

**FRONTAGE:** Adjoins National Forest

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer

**INTERIOR FEATURES:** Ceiling Fans, Skylight, Vaulted Ceilings, Walk-in Closet, Washer/Dryer Connection, Window Treatments

**OTHER ROOMS:**

**FIREPLACE:** Gas Logs, Stone

**CONSTRUCTION:** Wood Siding

**BASEMENT/FOUNDATION:** Crawl Space, Unfinished

**ROOF:** Shingle

**PORCH/PATIO/DECK:** Back, Screened

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Septic Tank

**HEATING:** Central, Heat Pump

**COOLING:** Central, Heat Pump

**TV/INTERNET:**

**INTERNET REMARKS:** Very cozy and comfortable cottage in Highlands Falls Country Club (gated) within walking distance of club house, fitness center, putting green, cart barn and croquet court. Must be a member of the club to utilize these amenities, club memberships available upon approval, 3 br 3 ba split design, wonderful kitchen with stainless appliances and granite counter tops, separate din. rm., vaulted ceiling, sky lights, rock fireplace with gas logs that could be removed to be wood burning, wonderful screen porch overlooks National Forest, hardwood floors in M br, Liv. rm. Dining rm, kitchen and guest baths, carpet in 2 guest BR's, tile floor in Master BA, MBA includes double vanity and separate toilet rms, double detached garage, whole house was remodeled and updated in 2007, MBR and MBA were added and kitchen was extended by 4 ft., walking distance to club house, putting green, croquet court and fitness center. 2 miles to downtown Highlands for wonderful restaurants, shops and lodging, over 3500 ft. in elevations means cool summer temps and comfortable winters, landscaping includes native rhododendrons, hardwood trees and many other shrubs for privacy. Club membership available upon approval.

**DIRECTIONS:** From Highlands go East on Hiway 64 approx. 2 miles to the Highlands Fall CC entrance on right, go through gate and straight at the 4 way stop sign on Falls Drive East past the entrance to the fitness center and turn right on the first street , Spruce Lane, to 2nd house on the left.



MLS #: R93864U (In-Due

List Price: \$395,000

45 Dogwood Court Highlands, NC 28741

Diligence)



**STYLE:** 2 Story, Traditional  
**BEDROOMS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** No  
**YEAR BUILT:** 1976  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:** 1  
**CAR STORAGE:** Parking Space

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 1  
**LOT NUMBER:** Villa 4  
**LOT SIZE:** .12  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:**

**DEED BOOK:** P-24

**PIN:** 7540889314

**DEED RESTRICTIONS:** Yes

**ZONING:** Yes

**HOA:** Yes

**CLUB MEMBERSHIP RQRD:** No

**FEES:** Association Fee

**COMMUNITY AMENITIES:** Additional Parking, Adjoins National Forest, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Pool, Tennis

**LAND DESCRIPTION:** Cul-de-sac, Gently Rolling, Wooded

**ELEVATION:** 3001-3500

**EXTERIOR FEATURES:**

**DEED PAGE:** 252

**PORTION /ALL OF PIN:** All

**ROAD MAINTENANCE:** Included in HOA

**ZONING TYPE:**

**TOTAL ANNUAL FEES:** 2947.00

**PLAT CAB:**

**TAX AMOUNT:** 1202.01

**PLAT SLIDE:**

**TAX YEAR:** 2019

**ROAD MAINTENANCE FEES:**

**FLOOD ZONE:** No

**FEE YEAR:** 2020

**CLUB NAME:** Highlands Falls Country Club

**VIEW:** Exceptional, Golf Course

**FRONTAGE:** Golf

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

**APPLIANCES:** Cook-top Built-in Elec, Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator Built-in, Refrigerator, Washer

**INTERIOR FEATURES:** Breakfast Bar, Built-ins, Pantry, Washer/Dryer Connection, Window Treatments

**OTHER ROOMS:** Bonus Room

**FIREPLACE:** Living Room, Wood Burning

**CONSTRUCTION:** Block, Frame, Wood Siding

**BASEMENT/FOUNDATION:** Block Wall, Crawl Space, Encapsulated, Entrance-Inside

**ROOF:** Shingle

**PORCH/PATIO/DECK:** Back, Covered, Deck, Porch

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Septic Tank

**HEATING:** Central

**COOLING:** Central, Electric

**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** This wonderful property offers 4 bedrooms, 3 baths, a stone fireplace, 2 decks and amazing views of the golf course as well as the lake and the mountains. It has been extremely well maintained, and offers a short walk to the clubhouse as well as being close to downtown highlands. The downstairs is perfect for guest to enjoy their privacy and comfort. This is a great opportunity to purchase a property in a country club community at a fantastic price.

**DIRECTIONS:** From Highlands, Take 64E to Highlands Falls Country Club, Through gate house to 4 way stop, left on skylake Dr., to Dogwood Ct., on right, Villa is the second building on the left side.

MLS #: R93905A (Active)

List Price: \$457,000

90 Ridge Lake Circle Highlands, NC 28741



**STYLE:** 1 Story, Cottage/Bungalow  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**FURNISHED:** Negotiable  
**YEAR BUILT:** 1983  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:** 0  
**CAR STORAGE:** None

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:**  
**LOT NUMBER:** Unit 15  
**LOT SIZE:** 0.05  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:**

**DEED BOOK:** P-29**PIN:** 7540867023**DEED RESTRICTIONS:** Yes**ZONING:** No**HOA:** Yes**CLUB MEMBERSHIP RQRD:** No**FEES:** Association Fee, Transfer Fee**COMMUNITY AMENITIES:** Close to Town, Gated Access, Paved Access**LAND DESCRIPTION:** Gently Rolling**ELEVATION:** 3501-4000**EXTERIOR FEATURES:** None**DEED PAGE:** 2427**PORTION /ALL OF PIN:** All**ROAD MAINTENANCE:** Included in HOA**ZONING TYPE:****TOTAL ANNUAL FEES:** 5683.00**PLAT CAB:****TAX AMOUNT:** 1097**PLAT SLIDE:****TAX YEAR:** 2019**ROAD MAINTENANCE FEES:****FLOOD ZONE:** No**FEE YEAR:** 2020**CLUB NAME:** Highlands Falls Country Club**VIEW:** Great, Mountain**FRONTAGE:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Microwave, Microwave-Convection, Oven/Range-Electric, Refrigerator, Washer**INTERIOR FEATURES:** Cathedral Ceilings, Ceiling Fans, Walk-in Closet, Washer/Dryer Connection, Window Treatments**OTHER ROOMS:** None**FIREPLACE:** Living Room, Stone, Wood Burning**CONSTRUCTION:** Frame, Wood Siding**BASEMENT/FOUNDATION:** Crawl Space, Entrance-Outside**ROOF:** Shingle**PORCH/PATIO/DECK:** Back, Deck**DRIVEWAY:** Paved**WATER:** Private**SEWER/SEPTIC:** Private Sewer**HEATING:** Electric, Heat Pump**COOLING:****TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** This great golf villa is located in Highlands Falls Country Club with easy access to all the club amenities and near the front of the community for a quick jaunt to Main Street Highlands. Relax and enjoy the cool mountain evenings on the deck in the shade while you listen to the birds and enjoy the company of family and friends. The open floor plan has gleaming hardwood floors and cathedral ceilings in the great room, kitchen, and master bedroom. The kitchen has undergone an extensive remodel with beautiful custom cabinetry and granite countertops. The master boasts a large bath and walk-in closet and has a private covered deck. Guests will enjoy their own privacy with two generous bedrooms and their own bath. Landscape care is provided by the Golf Villa Neighborhood Association. Membership in Highlands Falls is not mandatory but a social or golf membership will give you access to lots of activities to fill your day including golf, tennis, pickleball, croquet, swimming plus a great dining room and the best fitness center on the mountain.

**DIRECTIONS:** Highway 64 to Highlands Falls entrance at Skylake Drive. Past the gatehouse at the four way stop, turn right. Go over the bridge and take the third road on the left which is Ridge Lake Circle. The home will be the second on the left.



**STYLE:** 1 Story, Traditional  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** No  
**YEAR BUILT:** 1997  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:**  
**# BONUS ROOMS:**  
**CAR STORAGE:** Door Opener, Double Garage, Parking Space

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:**  
**LOT NUMBER:** 11  
**LOT SIZE:** 1  
**SEARCH ACRES:** 1-2  
**LAKE/STREAM NAME:**

**DEED BOOK:** Y-23  
**PIN:** 7550-05-8081  
**DEED RESTRICTIONS:** Yes  
**ZONING:** No  
**HOA:** Yes  
**CLUB MEMBERSHIP RQRD:** No  
**FEES:** Association Fee  
**COMMUNITY AMENITIES:** Clubhouse, Close to Town, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Tennis, Walking/Bike Trails

**DEED PAGE:** 690  
**PORTION /ALL OF PIN:** All  
**ROAD MAINTENANCE:** Included in HOA  
**ZONING TYPE:**  
**TOTAL ANNUAL FEES:** 3722

**PLAT CAB:** 1  
**TAX AMOUNT:** 2272  
**CLUB NAME:** Highlands Falls Country Club

**PLAT SLIDE:** 319  
**TAX YEAR:** 2019  
**ROAD MAINTENANCE FEES:**  
**FLOOD ZONE:** No  
**FEE YEAR:** 2020

**LAND DESCRIPTION:** Gently Rolling, Near Level, Partially Cleared, Wooded  
**ELEVATION:** Not Known  
**EXTERIOR FEATURES:** None

**VIEW:** Exceptional, Long, Mountain  
**FRONTAGE:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer  
**INTERIOR FEATURES:** Breakfast Bar, Ceiling Fans, Eat-in Kitchen, Formal Dining Room, Walk-in Closet, Washer/Dryer Connection, Workshop  
**OTHER ROOMS:** None  
**FIREPLACE:** Gas Logs, Living Room  
**CONSTRUCTION:** Wood Siding  
**BASEMENT/FOUNDATION:** Crawl Space, Encapsulated, Entrance-Outside, Unfinished, Walkout-Level  
**ROOF:** Shingle  
**PORCH/PATIO/DECK:** Back, Deck, Front, Porch  
**DRIVEWAY:** Paved

**WATER:** Private  
**SEWER/SEPTIC:** Private Sewer  
**HEATING:** Central, Heat Pump  
**COOLING:** Central, Heat Pump  
**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Beautifully renovated 3BR/3BA home on Upper Divide in the prestigious Highlands Falls Country Club. Features include a large two-car garage with workshop, very large screened decks, new flooring, new paint inside, large laundry room, coffered ceilings in the living room, gas log fireplace in the living room, brand new crawlspace encapsulation, and long-range mountain views. More views possible with more tree trimming. Access to the amenities is gained by joining HFCC.

**DIRECTIONS:** From downtown, Highlands take HWY 64E and turn right into Highlands Falls Country Club. Go through the gate and go straight at the first stop sign. Turn right on Falls Drive East, go to the right at the "T" and follow to stop sign. Turn left on Upper Divide and the home is the first on the left.

MLS #: R94064A (Active)

List Price: \$375,000

26 Ridge Lake Circle Highlands, NC 28741



**STYLE:** 2 Story, Cottage/Bungalow  
**BEDROOMS:** 5  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**FURNISHED:** Yes  
**YEAR BUILT:** 1982  
**NEW CONSTRUCTION:** No  
**HANDICAP ACCESSIBLE:** No  
**APX HEATED SQFT:** 2001-2500  
**# BONUS ROOMS:**  
**CAR STORAGE:** None

**AREA:** Highlands  
**SUBDIVISION:** Highlands Falls CC  
**TOWNSHIP:** Highlands  
**COUNTY:** Macon  
**SECTION:** 1  
**LOT NUMBER:** 10  
**LOT SIZE:** 0.05  
**SEARCH ACRES:** 0-.5  
**LAKE/STREAM NAME:** HFCC Lake

**DEED BOOK:** G-28

**PIN:** 7540864364

**DEED RESTRICTIONS:** Yes

**ZONING:** No

**HOA:** Yes

**CLUB MEMBERSHIP RQRD:** No

**FEES:** Association Fee, Transfer Fee

**COMMUNITY AMENITIES:** Close to Town, Gated Access, Paved Access

**DEED PAGE:** 1569

**PORTION /ALL OF PIN:** All

**ROAD MAINTENANCE:** Included in HOA

**ZONING TYPE:**

**TOTAL ANNUAL FEES:** 5683

**PLAT CAB:**

**TAX AMOUNT:** 1258.79

**PLAT SLIDE:**

**TAX YEAR:** 2019

**ROAD MAINTENANCE FEES:**

**FLOOD ZONE:** No

**FEE YEAR:** 2020

**CLUB NAME:** Highlands Falls Country Club

**LAND DESCRIPTION:** Gently Rolling, Wooded

**ELEVATION:** 3501-4000

**EXTERIOR FEATURES:** None

**VIEW:** Lake, Mountain, Wooded

**FRONTAGE:** None

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

**APPLIANCES:** Dishwasher, Disposal, Dryer, Exhaust Hood, Refrigerator, Washer

**INTERIOR FEATURES:** Ceiling Fans, Vaulted Ceilings, Walk-in Closet, Washer/Dryer Connection

**OTHER ROOMS:** 2nd Kitchen, Apartment

**FIREPLACE:** Living Room, Wood Burning

**CONSTRUCTION:** Wood Siding

**BASEMENT/FOUNDATION:** Entrance-Inside, Entrance-Outside,

Finished, Heated, Plumbed, Walkout-Stairs

**ROOF:** Wood

**PORCH/PATIO/DECK:** Back, Covered, Deck, Patio

**DRIVEWAY:** Paved

**WATER:** Private

**SEWER/SEPTIC:** Private Sewer

**HEATING:** Baseboard, Radiant

**COOLING:** None

**TV/INTERNET:** Cable Internet, Cable TV

**INTERNET REMARKS:** Bring the entire family, golf buddies, or just the two of you for this fabulous Golf Villa offering a private setting. The great room has vaulted ceilings with beautiful hardwood flooring and a floor to ceiling wood-paneled wall. It opens to a spacious deck under a canopy of beautiful trees. With some minor tree trimming, there will be a mountain view. The owner's bedroom is generous with a vaulted ceiling plus a large bath and walk-in closet and opens to the deck. On the other side are two guest bedrooms plus a bath. The lower level apartment has 2 bedrooms 1 full bath, kitchen area, living room, access to outside deck & lots of storage!

**DIRECTIONS:** Take Hwy 64E toward Cashiers to Highlands Falls CC on right. After gatehouse take a right on Falls Drive West at the four-way stop and continue to Ridge Lake Circle on left. Villa is on left through the hedge.