



Search Acres: .5-1	Area: Highlands
Lot Size: .92	Subdivision: Highlands Falls CC
Land Description: Gently Rolling, Wooded	Township: Highlands
Subdividable: No	County: Macon
View: Some, Wooded, Year Round	Section: 2
Elevation: 3501-4000	Lot Number: 8 - Block G
Frontage: None	Lake/Stream Name:

Deed Book: Q-28	Deed Page: 524	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 303.53	Tax Year: 2020	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: No	Zoning Type:	Flood Plain: No	Septic Bedrooms: 0
HOA: Yes	Total Annual Fees: 2931.00	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Annual Road, Annual Water, Association Fee, Sewer Hookup			
Community Amenities: Clubhouse, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Putting Green, Tennis, Trails			
Water: Private	Sewer/Septic: Available		
Owner Last Name: Bill Newman Farms, LLC			
Byr Brkr: Yes	BB Fee: 5	Sub Agt: Yes	SA Fee: 5
Leased: No	Lease Restrictions: No	Sign: No	Var Rate: No
Possession: At Closing	Ownership Date: 11/8/2004	Sale Type: Not Applicable	
Financing: Cash	Showing Instructions: Show Anytime		
Documents on File: By-Laws/Covnts/Restrc, Plat/Tax Map, Topo/Aerial Photo			
Directions: Highlands Falls - straight thru 4-way stop, over the river and thru the woods past Tennis Courts to right on Falcon Ridge, bear left staying on Falcon Ridge, lot is on the right at the Continental Divide sign			
MLS Remarks/Desc: Highlands Falls Country Club - a beautiful building lot located in a great and serene part of the club. Ridgeline view and easy access. This very-buildable lot straddles the Eastern Continental Divide and is only a short golf cart drive to the Swim & Tennis Center and Clubhouse. Highlands Falls Country Club is one of Highlands premier, private golf communities with all expected amenities and located less than 1/2 mile from the city limits of Highlands.			
Agent to Agent Remarks:			
Internet Remarks: Highlands Falls Country Club - a beautiful building lot located in a great and serene part of the club. Ridgeline view and easy access. This very-buildable lot straddles the Eastern Continental Divide and is only a short golf cart drive to the Swim & Tennis Center and Clubhouse. Highlands Falls Country Club is one of Highlands premier, private golf communities with all expected amenities and located less than 1/2 mile from the city limits of Highlands.			
Org LP: \$63,000	CntrctDt:	DOM: 652	
Pending Date:	Contingencies:	Pending Agent:	
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Listing Office: PREFERRED PROPERTIES (#:51)	Listing Agent: John Dotson (#:2)		
Office Phone: (828) 526-5587	Direct Phone: (828) 526-5587		
Fax:	Agent Email: buz@ppoh.com		
Office Corporate License: C15052	License Number: 125320		

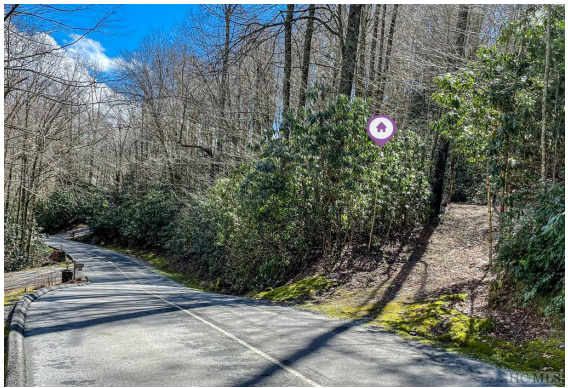
Information Herein Deemed Reliable but Not Guaranteed



Search Acres: 1-2	Area: Highlands
Lot Size: 1.05	Subdivision: Highlands Falls CC
Land Description: Wooded	Township: Highlands
Subdividable: No	County: Macon
View: Golf Course	Section:
Elevation: 3501-4000	Lot Number: 7
Frontage: Golf	Lake/Stream Name:

Deed Book: C-33	Deed Page: 1001	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 537.50	Tax Year: 2021	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: Yes	Zoning Type: Residentia	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2870.00	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Close to Town, Clubhouse, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis			
Water: At Road, Private	Sewer/Septic: Private Sewer		
Owner Last Name: Smith			
Byr Brkr: Yes	BB Fee: 5	Sub Agt: No	SA Fee: Var Rate: No
Leased:	Lease Restrictions: No	Sign: No	
Possession: At Closing	Ownership Date: 6/12/2009	Sale Type: Not Applicable	
Financing: Cash, Conventional	Showing Instructions: Show Anytime		
Documents on File: By-Laws/Covnts/Restrct, Plat/Tax Map, Topo/Aerial Photo			
Directions: From Cashiers Crossroads take Hwy 64W to left turn into Highlands Falls Country Club, go thru gate, turn right to stay on Sky Lake Drive, then turn right on Falls Drive East to right turn on Falls Drive West. Lot is on the right just past the home at 1418 Falls Drive West.			
MLS Remarks/Desc: This lot is on the Highlands Falls Golf course. Very quiet street and not far from the Clubhouse. Highlands Falls Country Club is a gated community and beautifully maintained. Club membership is optional. HFCC is located 2 miles from Main Street Highlands.			
Agent to Agent Remarks:			
Internet Remarks: This lot is on the Highlands Falls Golf course. Very quiet street and not far from the Clubhouse. Highlands Falls Country Club is a gated community and beautifully maintained. Club membership is optional. HFCC is located 2 miles from Main Street Highland			
Org LP: \$79,500	CntrctDt:	DOM: 484	
Pending Date:	Contingencies:	Pending Agent:	
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Listing Office: LANDMARK REALTY GROUP, LLC - FA (#:61)	Listing Agent: Deborah Hattler (#:111)		
Office Phone: (828) 743-0510	Direct Phone: (828) 506-0173		
Fax: (828) 743-0511	Agent Email: debby@landmarkrg.com		
Office Corporate License: C13766	License Number: 216821		

Information Herein Deemed Reliable but Not Guaranteed



Search Acres: 1-2	Area: Highlands
Lot Size: 1.18	Subdivision: Highlands Falls CC
Land Description: Gently Rolling	Township: Highlands
Subdividable: No	County: Macon
View: Mountain, Some, Wooded	Section: 11
Elevation: 3501-4000	Lot Number: 14
Frontage: None	Lake/Stream Name:

Deed Book: M-30	Deed Page: 2019	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 404.70	Tax Year: 2020	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: No	Zoning Type:	Flood Plain: No	Septic Bedrooms: 0
HOA: Yes	Total Annual Fees: 2886	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Gated Access, Paved Access			
Water: At Road, Private	Sewer/Septic: Private Sewer, Available		

Owner Last Name: Meade				
Byr Brkr: Yes	BB Fee: 5%	Sub Agt: No	SA Fee:	Var Rate: No
Leased: No	Lease Restrictions: No		Sign: No	
Possession: At Closing	Ownership Date: 7/20/2006	Sale Type: Not Applicable		
Financing: Cash	Showing Instructions: Show Anytime			
Documents on File: By-Laws/Covnts/Restrc, Plat/Tax Map				
Directions: From Highlands, US 64 East to HFCC entrance. Go through security gate to 4-way stop. Turn right, go past West Knoll Drive on the right. Fourth lot on the right, just past PuzzleTop.				

MLS Remarks/Desc:

Agent to Agent Remarks:

Internet Remarks: Nice gentle building lot on Falls Drive West in Highlands Falls Country Club. This above the road lot can have some view of the mountains and of Eyebrow Ridge. The driveway is partially in. Community water and sewer is available at the road. The lot would lend itself to a two story home with a main level and lower level. Membership in Highlands Falls Country club is available with club approval but optional.

Org LP: \$82,000	CntrctDt:	DOM: 269
Pending Date:	Contingencies:	Pending Agent:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No Allow Comments: No

Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Office Phone: (828) 526-1717 Fax: (828) 526-1711 Office Corporate License: C18342 Co-Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Co-Office Phone: (828) 526-1717 Co-Fax: (828) 526-1711 Co-Office Corporate License: C18342	Listing Agent: Judith Michaud (#:12) Direct Phone: (828) 371-0730 Agent Email: judy@bhhsmmr.com License Number: 136884 Co-Listing Agent: Mitzi Rauers (#:41) Co-Direct Phone: (404) 218-9123 Co-Agent Email: mitzi@bhhsmmr.com License Number: 281469
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Information Herein Deemed Reliable but Not Guaranteed



Search Acres: .5-1	Area: Highlands
Lot Size: 0.77	Subdivision: Highlands Falls CC
Land Description: Gently Rolling, Wooded	Township: Highlands
Subdividable: No	County: Jackson
View: Exceptional, Long, Mountain, Panoramic, Rock Face, Year Round	Section:
Elevation: 3501-4000	Lot Number: 3N
Frontage: None	Lake/Stream Name:

Deed Book: 926		Deed Page: 106		Plat Cab:		Plat Slide:			
Portion /All of PIN: All				Tax Amount: 850.50		Tax Year: 2020			
Deed Restrictions: Yes		Road Maintenance: Included in HOA				Road Maintenance Fees:			
Zoning: Yes		Zoning Type: R		Flood Plain: No		Septic Bedrooms:			
HOA: Yes		Total Annual Fees: 2870				Fee Year: 2020			
Club Membership Rqurd: No				Club Name: Highlands Falls Country Club					
Fees: Association Fee									
Community Amenities: Close to Town, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis									
Water: At Road, Private				Sewer/Septic: Private Sewer, Available					
Owner Last Name: Whitaker									
Byr Brkr: Yes		BB Fee: 5%		Sub Agt: No		SA Fee:		Var Rate: No	
Leased: No		Lease Restrictions: Yes				Sign: No			
Possession: At Closing		Ownership Date: 7/21/1996				Sale Type: Not Applicable			
Financing: Cash		Showing Instructions: Contact List Office, Show Anytime, Use Showing Manager							
Documents on File: By-Laws/Covnts/Restrc, Plat/Tax Map									
Directions: Hwy 64 E to Highlands Falls Country Club. Go past the security gate. At the 4 way stop, go straight on to Falls Drive East. Go past the tennis Courts and bear right at the fork. Go up the hill and turn right to continue on Falls Drive East. At the stop sign, turn left onto Upper Divide. The lot is located between the home at 1999 Upper Divide and the Lightfoot home at 2079 Upper Divide									
MLS Remarks/Desc: An excellent building lot located in Highlands Falls Country Club with great views of Whiteside Mountain. It would be difficult to find a buildable lot in Highlands with a better view. Community water and sewer are available at the street. Located halfway between Highlands and Cashiers, you can enjoy each community in a ten-minute drive. Highlands is called the Aspen of the East with its award-winning restaurants, spas, art galleries, and world-class shopping.									
Agent to Agent Remarks: A very buildable lot with reasonable development costs. The lot is gently sloping and has good views of Whiteside Mountain. There are homes on both sides of the lot. This lot is within the Town of Highlands. Water and sewer are provided by the Highlands Falls Community Association.									
Internet Remarks: An excellent building lot located in Highlands Falls Country Club with great views of Whiteside Mountain. It would be difficult to find a buildable lot in Highlands with a better view. This gently sloping lot will be very cost-effective to develop for new home construction. Community water and sewer are available at the street. Located halfway between Highlands and Cashiers, you can enjoy each community in a ten-minute drive. Highlands is called the Aspen of the East with its award-winning restaurants, spas, art galleries, world-class shopping, a famous regional art center called the Bascom, a Playhouse, a Performing Arts Center, and numerous hiking trails and waterfalls. Membership is not required in the Highlands Falls Country Club, 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. In addition, having a 24 X 7 manned security gate is beneficial to the homeowners in HFCC and provides peace of mind. The building lot is located on Upper Divide in Highlands Falls County Club. Upper Divide is a highly desirable area within the Highlands Falls community of homes.									
Org LP: \$299,000				CntrctDt:		DOM: 173			
Pending Date:		Contingencies:			Pending Agent:				
Display on Internet: Yes		Display Address: Yes		Allow AVM: No		Allow Comments: No			
Listing Office: HIGHLANDS SOTHEBYS INTL RLTY - DT OFFICE				Listing Agent: Joe Deckman (#:54)					

(#:245)

Office Phone: (828) 526-8300

Fax: (828) 787-1201

Office Corporate License: C12214

Direct Phone: (347) 749-6468

Agent Email: deckman43@gmail.com

License Number: 266333

Information Herein Deemed Reliable but Not Guaranteed



Search Acres: 1-2	Area: Highlands
Lot Size: 1.75	Subdivision: Highlands Falls CC
Land Description: Rock, Wooded	Township: Highlands
Subdividable: No	County: Macon
View:	Section: 2
Elevation: 3501-4000	Lot Number: 1/2-G
Frontage: None	Lake/Stream Name:

Deed Book: W-29	Deed Page: 1381	Plat Cab: Bk1	Plat Slide: C562
Portion /All of PIN: All	Tax Amount: 387.00	Tax Year: 2021	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: No	Zoning Type:	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2931	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Other-See Remarks			
Community Amenities: Close to Town, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool			
Water: Private	Sewer/Septic: Private Sewer		

Owner Last Name: Davis				
Byr Brkr: Yes	BB Fee: 5.0	Sub Agt: No	SA Fee:	Var Rate: No
Leased: No	Lease Restrictions: Yes			Sign: No
Possession: At Closing	Ownership Date: 12/20/2005	Sale Type: Not Applicable		
Financing: Cash, Conventional	Showing Instructions: Show Anytime, Use Showing Manager			
Documents on File: Plat/Tax Map, Topo/Aerial Photo				

Directions: From Main St in Highlands take Hwy 64 E, turn RIGHT onto Sky Lake Drive then continue onto Falls Drive East, and then left onto Falcon Ridge. Lot will be on your RIGHT just after the intersection, between 1356 Falls Dr E and 1403 Falcon Ridge. Look for the lot marker.*

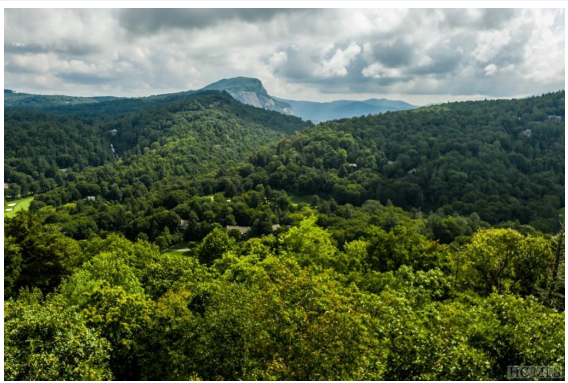
MLS Remarks/Desc:

Agent to Agent Remarks: This is a Mountain Life Properties of Landmark Realty Group listing. Please use entire firm name on any Offers. The county has separate PINs and tax bills for the 2 parcels but HFCC HOA considers this one lot for HOA dues and has combined them as 1/2-G for their purposes, per Jennifer Royce. Taxes above for both lots. All amenities listed are for members of the Country Club. *Look for the lot marker; a path cut up into the left side of the lot when you are facing the property from the road.

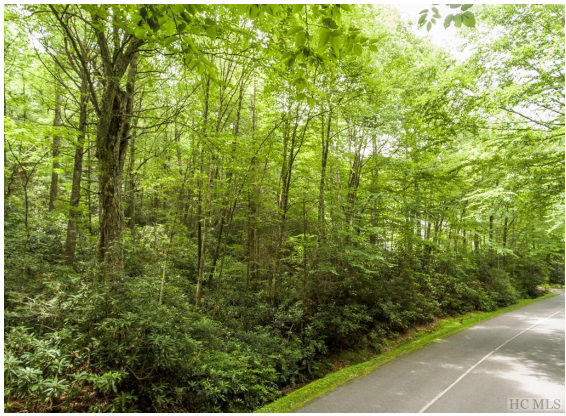
Internet Remarks: Build your dream mountain home on this high elevation lot in the popular Highlands community, Highlands Falls Country Club. This 1.75+/- acre lot sits at a cool 3,860'+/- elevation just a short drive to Highlands and Cashiers, North Carolina, for boutique shops, fine dining and historic sites. The whole family can also enjoy hiking numerous National Park trails with stunning mountain views and awe-inspiring waterfalls like Dry Falls, Bridal Veil Falls and Cullasaja Falls, 25 min (or less) drive from your new home. Highlands Falls CC optional membership offers a beautiful golf course along the Cullasaja River re-imagined and enriched by Bill Bergin, ASCGA, and his team at Bergin Golf Designs (recently finished), an outdoor pool, croquet, racquet sports, Yacht Club, Fishing, and Youth Camps.

Org LP: \$100,000	CntrctDt:	DOM: 151
Pending Date:	Contingencies:	Pending Agent:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No
		Allow Comments: No

Listing Office: LANDMARK REALTY GROUP, LLC - HDS (#:202)	Listing Agent: Douglas Treadwell (#:104)
Office Phone: (828) 526-4663	Direct Phone: (828) 482-2800
Fax: (828) 526-4677	Agent Email: Doug@HighlandsAndCashiers.com
Office Corporate License: C13766	License Number: 298313
Co-Listing Office: LANDMARK REALTY GROUP, LLC - HDS (#:202)	Co-Listing Agent: John Sheehan (#:112)
Co-Office Phone: (828) 526-4663	Co-Direct Phone: (404) 790-9716
Co-Fax: (828) 526-4677	Co-Agent Email: john@landmarkrg.com
Co-Office Corporate License: C13766	License Number: 313121



	Search Acres: .5-1	Area: Highlands	
	Lot Size: 0.88	Subdivision: Highlands Falls CC	
	Land Description: Gently Rolling, Rock, Wooded	Township: Highlands	
	Subdividable: No	County: Macon	
	View: Exceptional, Long, Mountain, Rock Face, Waterfall, Year Round	Section: 2	
	Elevation: 4001+	Lot Number: 38	
	Frontage: None	Lake/Stream Name:	
Deed Book: D-34	Deed Page: 50	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 645.00	Tax Year: 2021	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: Yes	Zoning Type: R	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2886	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee			
Community Amenities: Close to Town, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Pool, Putting Green, Tennis			
Water: At Road, Private	Sewer/Septic: Private Sewer, Available		
Owner Last Name: Normile			
Byr Brkr: Yes	BB Fee: 5%	Sub Agt: No	SA Fee: Var Rate: No
Leased: No	Lease Restrictions: No		Sign: No
Possession: At Closing	Ownership Date: 1/21/2011	Sale Type: Not Applicable	
Financing: Cash, Conventional	Showing Instructions: Show Anytime		
Documents on File: By-Laws/Covnts/Restr, Ordinances			
Directions: Take Hwy 64 to the Highlands Falls CC entrance. Pass through the security gate, go to the 4 way stop, turn right onto Falls Drive West. Follow Falls Drive West and go straight through the three-way stop sign. Continue on Falls Drive West to a split in the road. Bear right onto North Big Bearpen Mountain Rd. The lot is directly across the street from the Saurage home at 561 N Big Bearpen rd			
MLS Remarks/Desc: This wooded lot near the end of North Big Bearpen Mountain Rd within the security gates of the Highlands Falls Country Club has some of the best long-range mountain views in the area including Whiteside Mountain and Shortoff Mountain. Private sewer and water services provided by the HFCA are available to the lot developer. The recreational amenities available to the homeowners in Highlands Falls Community Association come through membership in the Highlands Falls Country Club.			
Agent to Agent Remarks:			
Internet Remarks: This wooded lot near the end of North Big Bearpen Mountain Rd within the security gates of the Highlands Falls Country Club has some of the best long-range mountain views in the area including Whiteside Mountain and Shortoff Mountain. Private sewer and water services provided by the HFCA are available to the lot. The recreational amenities available to the homeowners in Highlands Falls Community Association come through membership in the Highlands Falls Country Club. HFCC has undergone a major renovation of its clubhouse and has just completed a total renovation of the golf course. 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.			
Org LP: \$299,000	CntrctDt:	DOM: 83	
Pending Date:	Contingencies:	Pending Agent:	
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Listing Office: HIGHLANDS SOTHEBYS INTL RLTY - DT OFFICE (#:245)	Listing Agent: Joe Deckman (#:54)		
Office Phone: (828) 526-8300	Direct Phone: (347) 749-6468		
Fax: (828) 787-1201	Agent Email: deckman43@gmail.com		
Office Corporate License: C12214	License Number: 266333		
Information Herein Deemed Reliable but Not Guaranteed			



Search Acres: 1-2	Area: Highlands
Lot Size: 1.6	Subdivision: Highlands Falls CC
Land Description: Gently Rolling	Township: Highlands
Subdividable: No	County: Jackson
View: Mountain, Some	Section: 2
Elevation: 3501-4000	Lot Number: G-14-II
Frontage: None	Lake/Stream Name:

Deed Book: 1026	Deed Page: 753	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 405.40	Tax Year: 2019	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: No	Zoning Type:	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2886	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Transfer Fee			
Community Amenities: Gated Access, Paved Access			
Water: Private	Sewer/Septic: Private Sewer		

Owner Last Name: Juengling				
Byr Brkr: Yes	BB Fee: 5%	Sub Agt: No	SA Fee:	Var Rate: No
Leased: No	Lease Restrictions: No		Sign: No	
Possession: At Closing	Ownership Date: 12/10/1998	Sale Type: Not Applicable		
Financing: Cash	Showing Instructions: Contact List Office, Show Anytime			
Documents on File: By-Laws/Covnts/Restrc, Plat/Tax Map				
Directions: Highway 64 to Highlands Falls. Go straight at 4 way stop past the gatehouse. Go past Swim and Tennis Center and Chestnut Cove, bear right staying on Falls Drive East. Go to the top of the hill and go straight onto Falcon Ridge. Lot is on the right, just after 1727 Falcon Ridge				

MLS Remarks/Desc:

Agent to Agent Remarks:

Internet Remarks: Great building lot in Highlands Falls Country Club. Over 1 1/2 acres in size affords lots of possibilities. There is a possibility of a view of Whiteside with good positioning of the home and some trimming. Community water and sewer available. Golf or Social Membership in Highlands Falls Country Club is available with approval but optional.

Org LP: \$62,500		CntrctDt:	DOM: 55
Pending Date:	Contingencies:		Pending Agent:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No

Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Office Phone: (828) 526-1717 Fax: (828) 526-1711 Office Corporate License: C18342 Co-Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Co-Office Phone: (828) 526-1717 Co-Fax: (828) 526-1711 Co-Office Corporate License: C18342	Listing Agent: Judith Michaud (#:12) Direct Phone: (828) 371-0730 Agent Email: judy@bhhsmmr.com License Number: 136884 Co-Listing Agent: Mitzi Rauers (#:41) Co-Direct Phone: (404) 218-9123 Co-Agent Email: mitzi@bhhsmmr.com License Number: 281469
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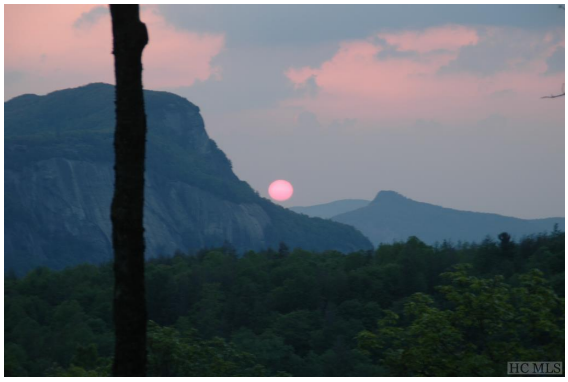
Information Herein Deemed Reliable but Not Guaranteed



Search Acres: .5-1	Area: Highlands
Lot Size: .70	Subdivision: Highlands Falls CC
Land Description: Gently Rolling	Township: Highlands
Subdividable: No	County: Macon
View: Great, Lake	Section: 1
Elevation: 3501-4000	Lot Number: K-21
Frontage: Lake	Lake/Stream Name: HFCC Lake

Deed Book: D-23	Deed Page: 1240	Plat Cab: 3	Plat Slide: 105
Portion /All of PIN: All	Tax Amount: 1011.75	Tax Year: 2020	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: No	Zoning Type:	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2286	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Gated Access, Paved Access			
Water: Private	Sewer/Septic: Private Sewer		
Owner Last Name: Jones			
Byr Brkr: Yes	BB Fee: 5%	Sub Agt: No	SA Fee: Var Rate: No
Leased:	Lease Restrictions: No	Sign: No	
Possession: At Closing	Ownership Date: 3/12/1999	Sale Type: Not Applicable	
Financing: Cash, Conventional	Showing Instructions: Show Anytime		
Documents on File: By-Laws/Covnts/Restrc, Plat/Tax Map			
Directions: Highway 64 to Highlands Falls Country Club entrance. Past the gatehouse, go straight at the four-way stop. Turn right on Spruce Lane, lot is on the right just past the first house.			
MLS Remarks/Desc:			
Agent to Agent Remarks:			
Internet Remarks: One of the few great building lots remaining in Highlands Falls Country Club. This lot falls gently down to the lake below with about 100 feet of lake frontage. The lot is about 300 feet deep. Community water and sewer is available at the road. Spruce Lane is one of the most desirable streets in the club within an easy walk to the clubhouse, fitness center, croquet lawns or the swim and tennis center. Social or Golf membership in Highlands Falls is available at a very attractive rate with club approval of applicant, but membership is not required to own within the gates.			
Org LP: \$159,000	CntrctDt:	DOM: 54	
Pending Date:	Contingencies:	Pending Agent:	
Display on Internet: Yes	Display Address: No	Allow AVM: No	Allow Comments: No
Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Office Phone: (828) 526-1717 Fax: (828) 526-1711 Office Corporate License: C18342 Co-Listing Office: Berkshire Hathaway HomeServices Meadows Mountain Realty (#:14) Co-Office Phone: (828) 526-1717 Co-Fax: (828) 526-1711 Co-Office Corporate License: C18342	Listing Agent: Judith Michaud (#:12) Direct Phone: (828) 371-0730 Agent Email: judy@bhhsmmr.com License Number: 136884 Co-Listing Agent: Mitzi Rauers (#:41) Co-Direct Phone: (404) 218-9123 Co-Agent Email: mitzi@bhhsmmr.com License Number: 281469		

Information Herein Deemed Reliable but Not Guaranteed



Search Acres: 1-2	Area: Highlands
Lot Size: 1.15	Subdivision: Highlands Falls CC
Land Description: Rock, Steep, Wooded	Township: Highlands
Subdividable: No	County: Macon
View: Exceptional, Golf Course, Mountain, Panoramic, Rock Face, Waterfall	Section: A
Elevation: 4001+	Lot Number: 30
Frontage: None	Lake/Stream Name:

Deed Book: P-36	Deed Page: 1984	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 537.50	Tax Year: 2021	
Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:	
Zoning: Yes	Zoning Type: R	Flood Plain: No	Septic Bedrooms:
HOA: Yes	Total Annual Fees: 2886	Fee Year: 2021	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee			
Community Amenities: Adjoins National Forest, Close to Town, Clubhouse, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pool, Putting Green, Tennis			
Water: At Road	Sewer/Septic: Private Sewer		

Owner Last Name: Salmon				
Byr Brkr: Yes	BB Fee: 5%	Sub Agt: No	SA Fee:	Var Rate: No
Leased: No	Lease Restrictions: No	Sign: No		
Possession: At Closing	Ownership Date: 10/30/1992	Sale Type: Not Applicable		
Financing: Cash, Conventional	Showing Instructions: Show Anytime			

Documents on File: By-Laws/Covnts/Restr

Directions: Take Hwy 64 to the Highlands Falls Country Club entrance. Pass 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 lot is on the right at the top of the hill this side of the guard rail

MLS Remarks/Desc: This wooded lot near the top of North Big Bearpen Mountain Rd within the security gates of the Highlands Falls Country Club has some of the best views in the area of Whiteside Mtn, Shortoff Mtn, Chimney Top Mtn in Cashiers, and Mount Toxaway. The waterfall on HFCC golf hole #15 is directly across the way. Private sewer and water services provided by the HFCA are available to the lot developer. The lot has exceptional views.

Agent to Agent Remarks: This wooded lot near the top of North Big Bearpen Mountain Rd within the security gates of the Highlands Falls Country Club has some of the best views in the area of Whiteside Mtn, Shortoff Mtn, Chimney Top Mtn in Cashiers, and Mount Toxaway. The waterfall on HFCC golf hole #15 is directly across the way. Private sewer and water services provided by the HFCA are available at the street

Internet Remarks: This wooded lot near the top of North Big Bearpen Mountain Rd within the security gates of the Highlands Falls Country Club has some of the best views in the area of Whiteside Mtn, Shortoff Mtn, Chimney Top Mtn in Cashiers, and Mount Toxaway. The waterfall on HFCC golf hole #15 is directly across the way. Private sewer and water services provided by the HFCA are available to the lot developer. The lot has exceptional views. The recreational amenities available to the homeowners in Highlands Falls Community Association come through membership in the Highlands Falls Country Club. HFCC has undergone a major renovation of its clubhouse and is in the midst of a major renovation of the golf course. 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.

Org LP: \$100,000		CntrctDt:	DOM: 22
Pending Date:	Contingencies:		Pending Agent:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No

Listing Office: HIGHLANDS SOTHEBYS INTL RLTY - DT OFFICE (#:245)	Listing Agent: Joe Deckman (#:54)
Office Phone: (828) 526-8300	Direct Phone: (347) 749-6468
Fax: (828) 787-1201	Agent Email: deckman43@gmail.com
Office Corporate License: C12214	License Number: 266333