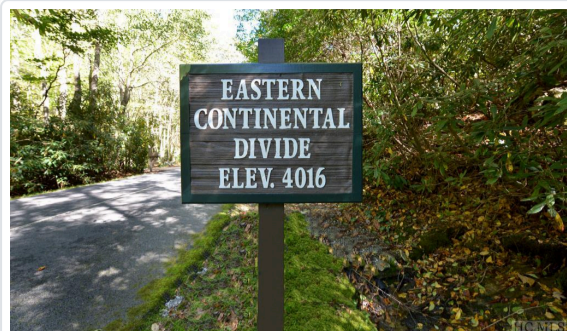


MLS #: L98585U (In-Due Diligence)

List Price: \$50,000

Lot #8 Falcon Ridge Road Highlands, NC 28741

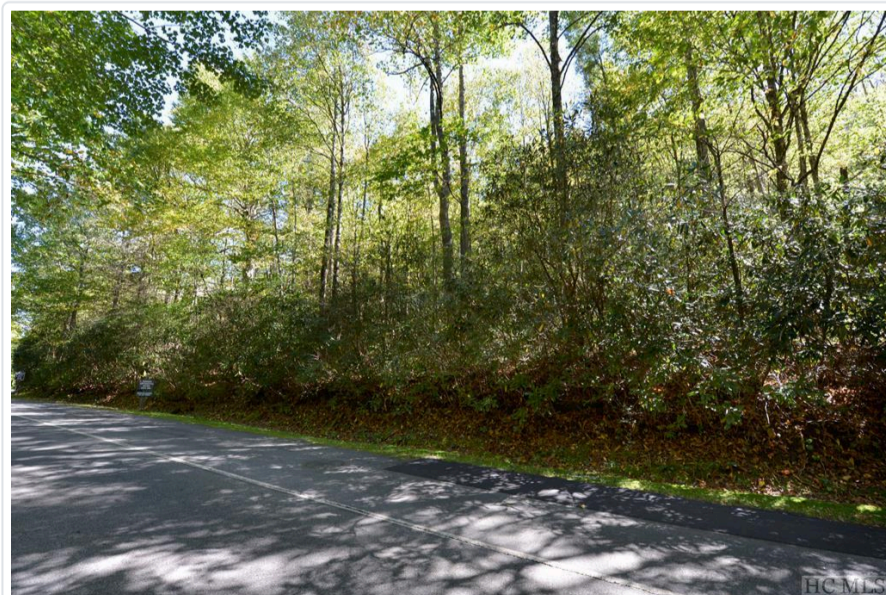
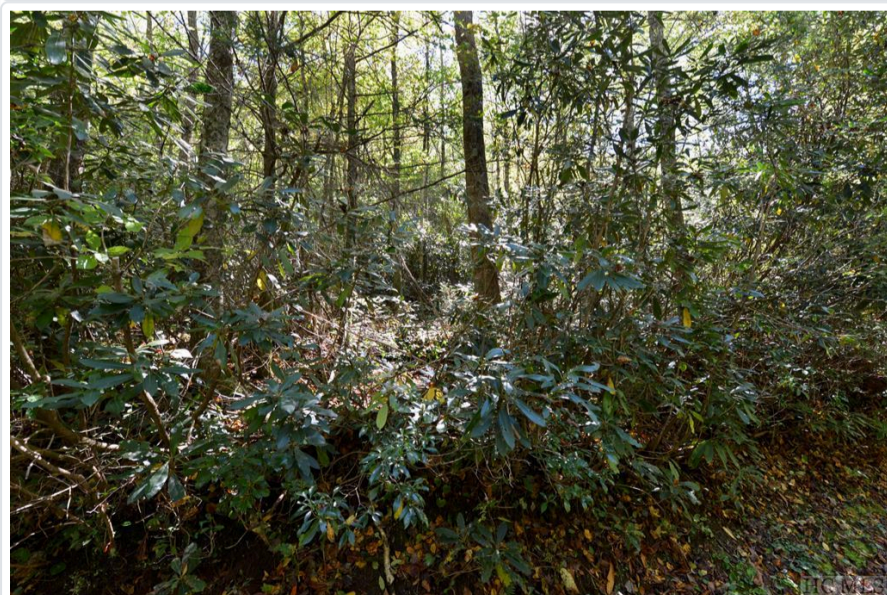
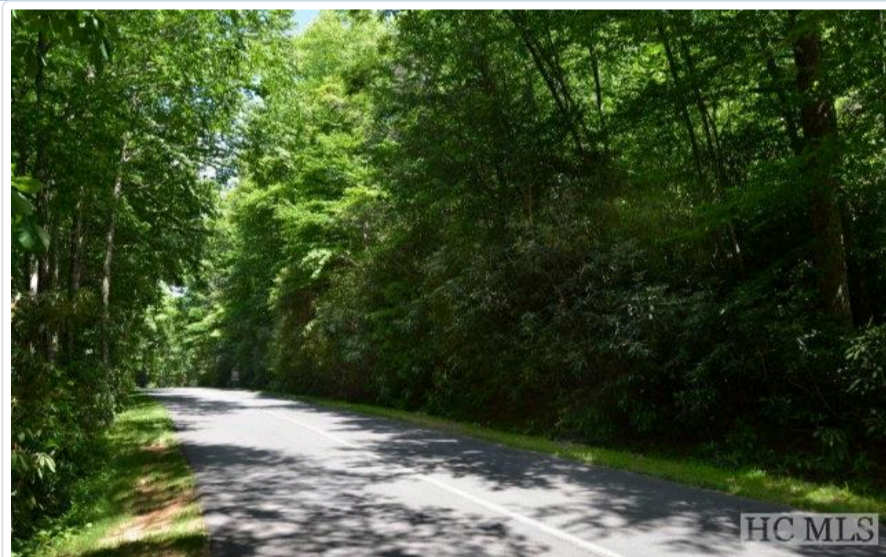
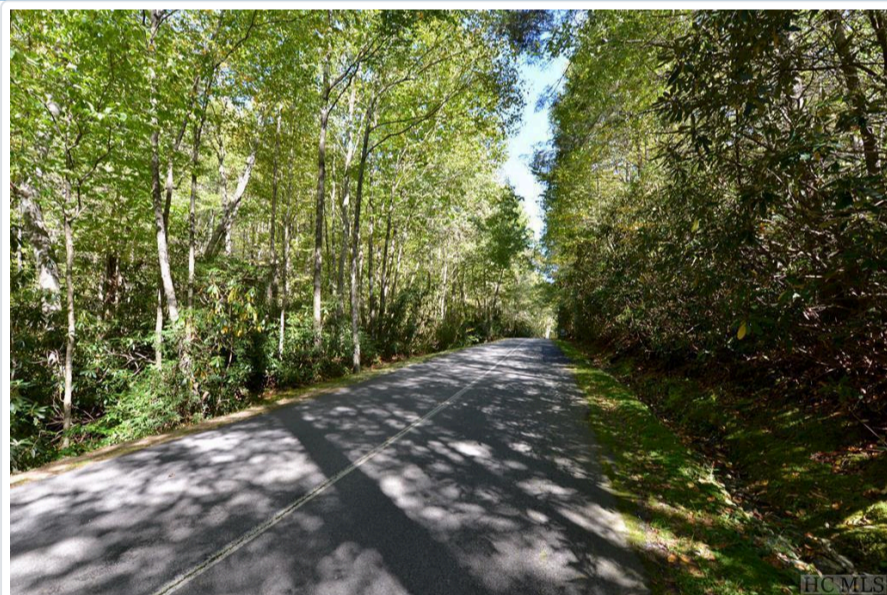


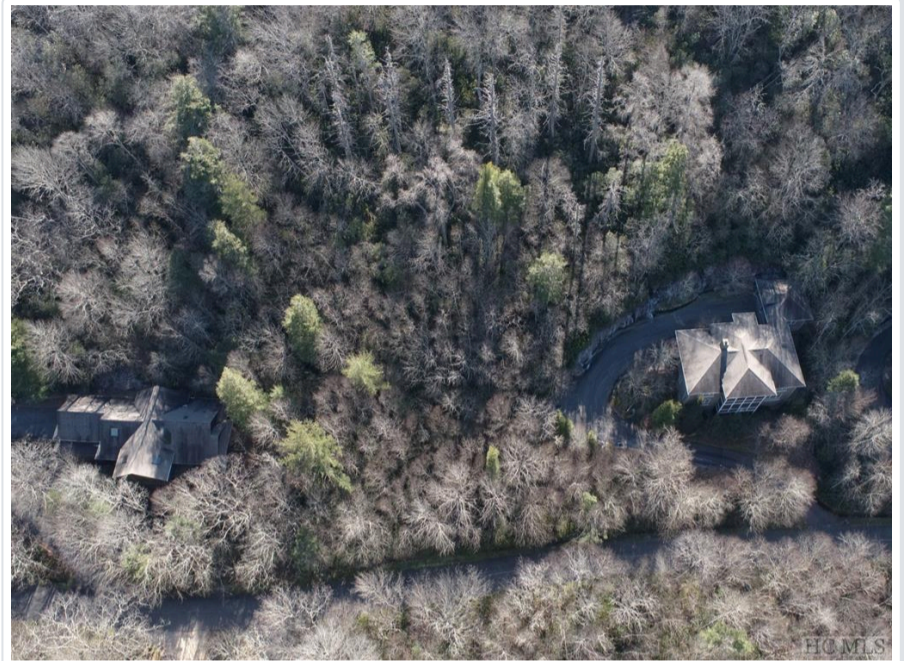
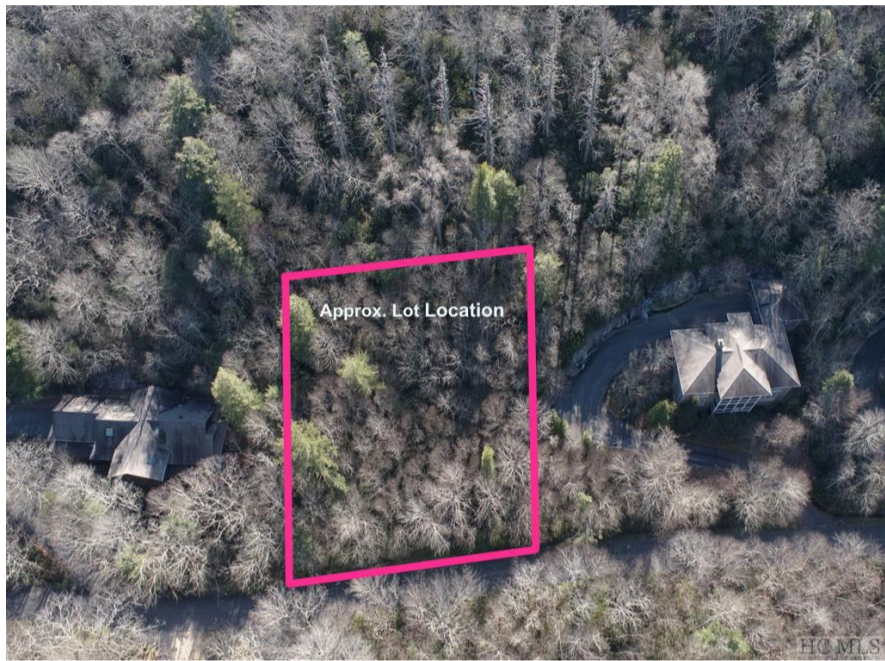
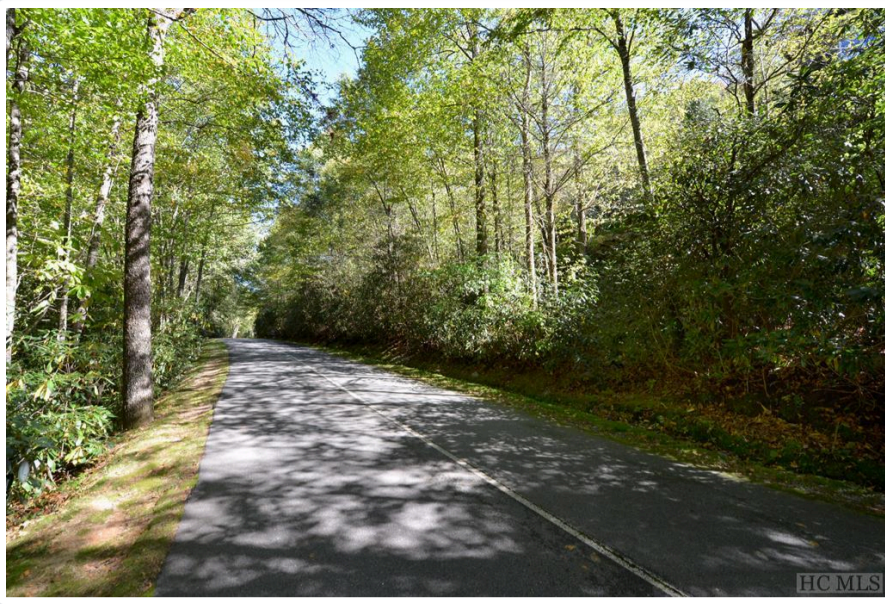
Search Acres: .5-1	Area: Highlands
Lot Size: .92	Subdivision: Highlands Falls CC
Land Description: Gently Rolling, Wooded	Township: Highlands
Subdividable: No	County: Macon
View: Some, Wooded, Year Round	Section: 2
Elevation: 3501-4000	Lot Number: 8 - Block G
Frontage: None	Lake/Stream Name:

Deed Book: Q-28	Deed Page: 524	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 303.53	Tax Year: 2021	
Gated Community: Yes	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, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pickleball, Pool, Putting Green, Tennis, Trails			
Water: Private	Sewer/Septic: Available		

Internet Remarks: Highlands Falls Country Club - a beautiful building lot located in a great part of the club. Ridgeline view and easy access. This very-buildable lot straddles the Eastern Continental Divide - now, there's a conversation starter at parties! Lot 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. Visit the Highlands Falls website for more information: <https://www.clubhfcc.com>

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





Information Herein Deemed Reliable but Not Guaranteed

MLS #: L101165A (Active)

List Price: \$159,000

K-21 Spruce Lane Highlands, NC 28741



Search Acres: .5-1

Lot Size: .70

Land Description: Gently Rolling

Subdividable: No

View: Great, Lake

Elevation: 3501-4000

Frontage: Lake

Area: Highlands

Subdivision: Highlands Falls CC

Township: Highlands

County: Macon

Section: 1

Lot Number: K-21

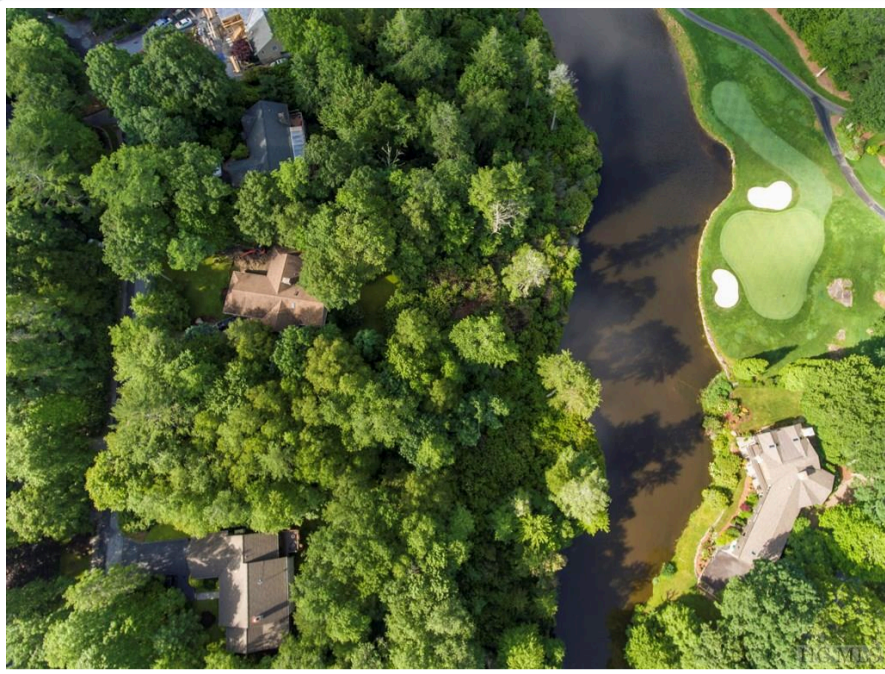
Lake/Stream Name: HFCC Lake

Deed Book: D-23	Deed Page: 1240	Plat Cab: 3	Plat Slide: 105
Portion /All of PIN: All	Tax Amount: 1011.75	Tax Year: 2019	
Gated Community: Yes	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: 433.65	Fee Year: 2023	
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		

Internet Remarks: This is one of the few great building lots remaining in Highlands Falls Country Club! The lot is approximately 300' deep and falls gently down to the lake below; it has around 100 feet of lake frontage. Spruce Lane is one of the most desirable streets in the club and within an easy walk to the clubhouse, fitness center, croquet lawns, and the swim and tennis center. Social or golfing membership in Highlands Falls CC is available at a very attractive rate with club approval of the applicant, however membership is not required to own within the gates. Community water and sewer are available at the road.

Directions: Take Highway 64 to the Highlands Falls Country Club entrance. Pass the gatehouse, then go straight at the four-way stop. Turn right on Spruce Lane. The lot is on the right just past the first house.





Information Herein Deemed Reliable but Not Guaranteed

MLS #: L103112A (Active)

List Price: \$99,000

Lot 1&2 Falcon Ridge Highlands, NC 28741



Search Acres: 1-2

Lot Size: 1.75

Land Description: Wooded

Subdividable: No

View: Wooded

Elevation: 4001+

Frontage: None

Area: Highlands

Subdivision: Highlands Falls CC

Township: Highlands

County: Macon

Section:

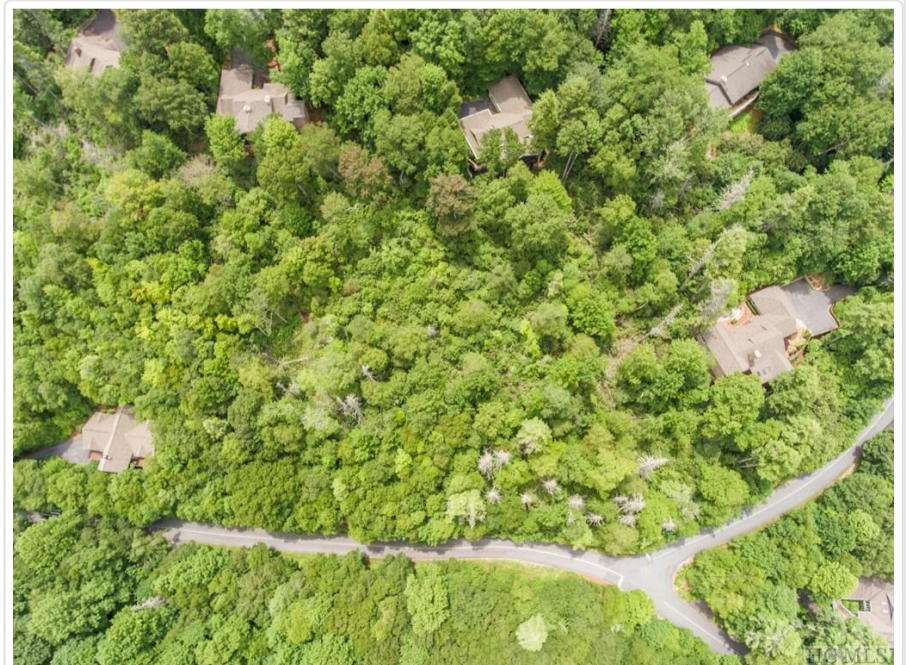
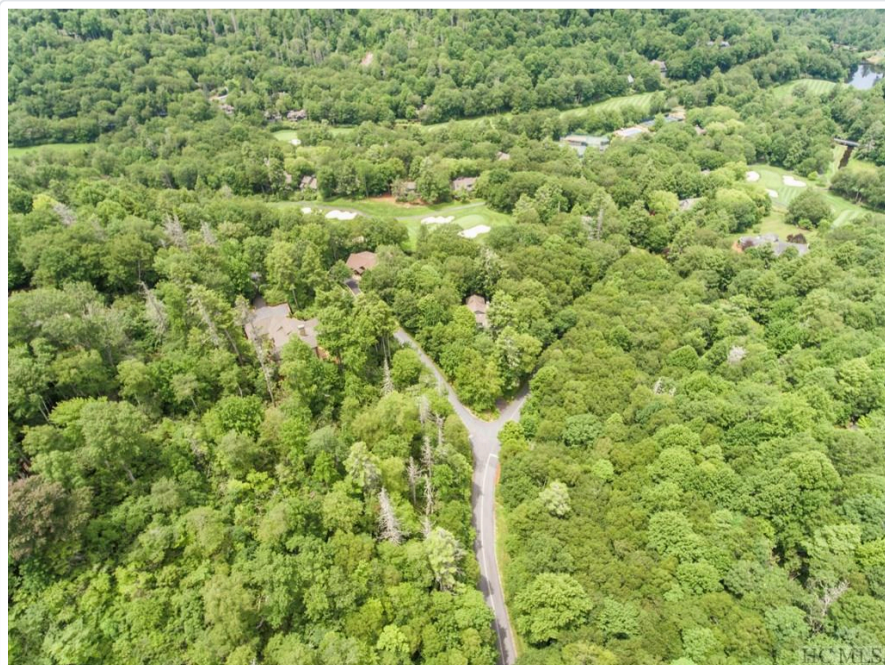
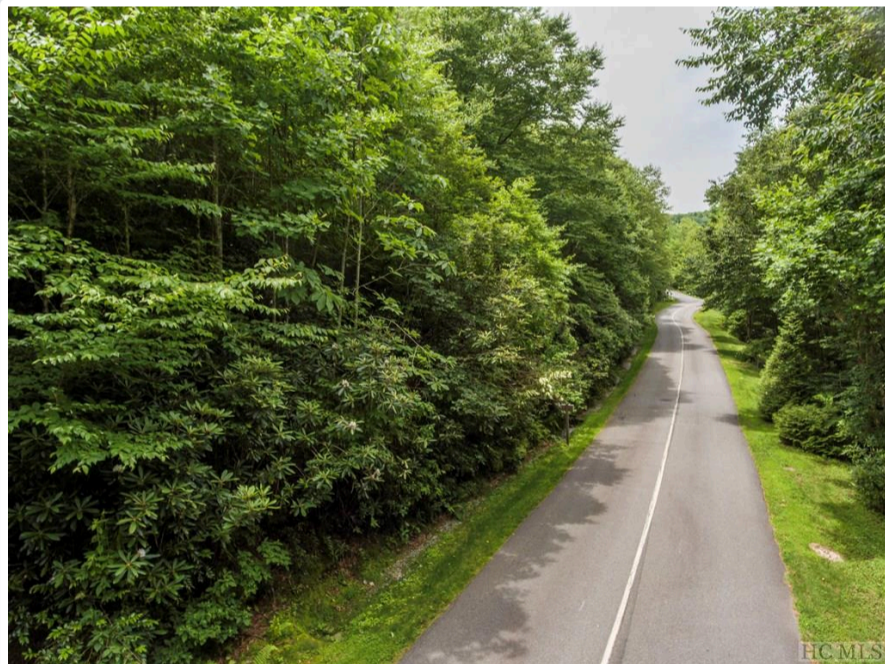
Lot Number: 1&2

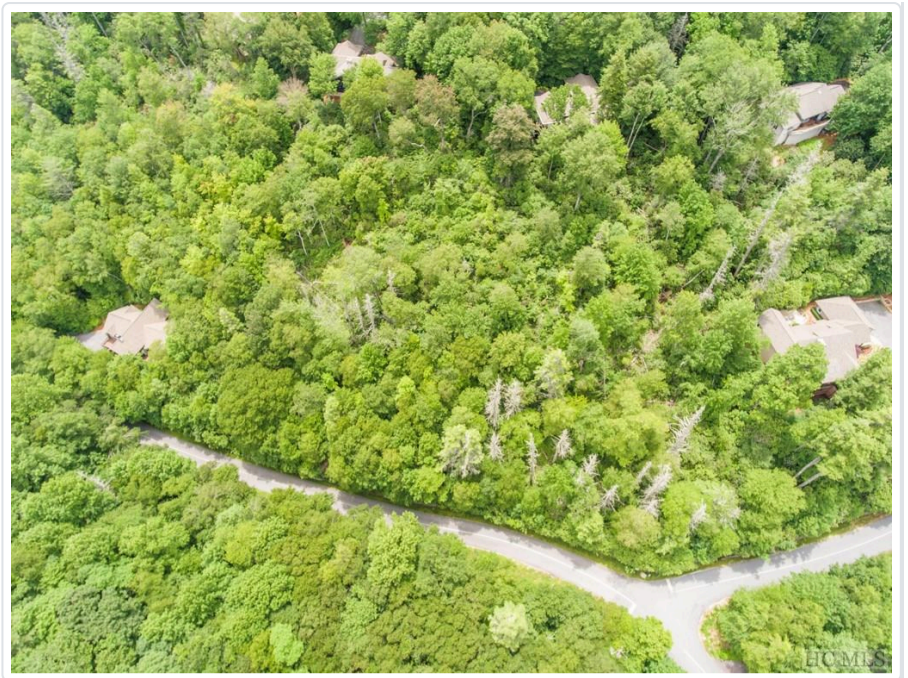
Lake/Stream Name:

Deed Book: W-29	Deed Page: 1381	Plat Cab: 1	Plat Slide: 562
Portion /All of PIN: All	Tax Amount: 289.10	Tax Year: 2023	
Gated Community: Yes	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: 2729	Fee Year: 2022	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Adjoins National Forest, Clubhouse, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Putting Green, Tennis, Other-See Remarks			
Water: Private	Sewer/Septic: Private Sewer, Available		

Internet Remarks: Great opportunity to own two lots at Highlands Falls Country Club. Because these lots have been combined, you pay only one HOA fee. Community water and sewer available so no need to worry about a septic installation. Conveniently located near the Swim and Tennis Center and with easy access to the golf course and the possibility of a mountain view. Social or Golf membership available upon approval.

Directions: From Highlands, take 64 to HFCC on the right. Go through gate to 4 way stop and go straight onto Falls Drive East. Follow Falls Drive East all the way past the Swim and Tennis Center and bear right to stay on Falls Drive East. At top of hill, go straight onto Falcon Ridge. Lots are on the right.



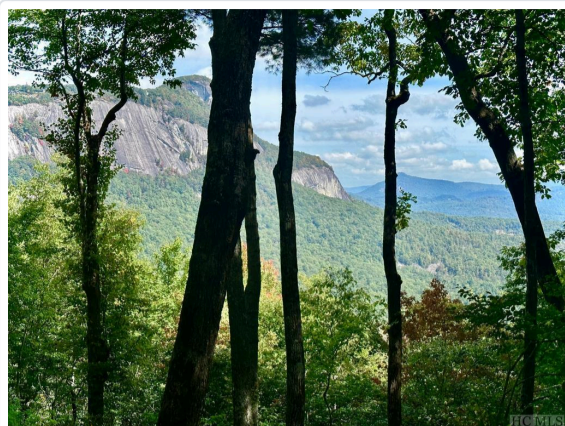


Information Herein Deemed Reliable but Not Guaranteed

MLS #: L103138A (Active)

List Price: \$2,000,000

TBD Falcon Ridge Highlands, NC 28741



Search Acres: .5-1

Lot Size: .99

Land Description: Gently Rolling

Subdividable: No

View: Exceptional, Mountain

Elevation: 3501-4000

Frontage:

Area: Highlands-Cashiers Corridor

Subdivision: Highlands Falls CC

Township: Cashiers

County: Jackson

Section:

Lot Number: 17

Lake/Stream Name:

Deed Book: 1212

Deed Page: 85

Plat Cab: 5

Plat Slide: 426

Portion /All of PIN: All

Tax Amount: 2443.20

Tax Year: 2023

Gated Community: Yes

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: 2729

Fee Year: 2022

Club Membership Rqurd: No

Club Name: Highlands Falls Country Club

Fees: Association Fee

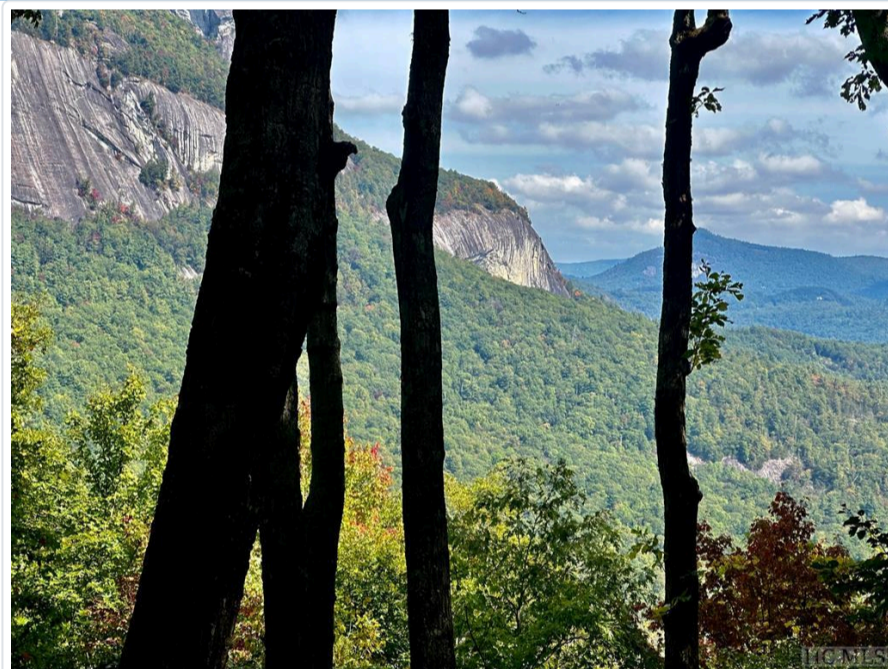
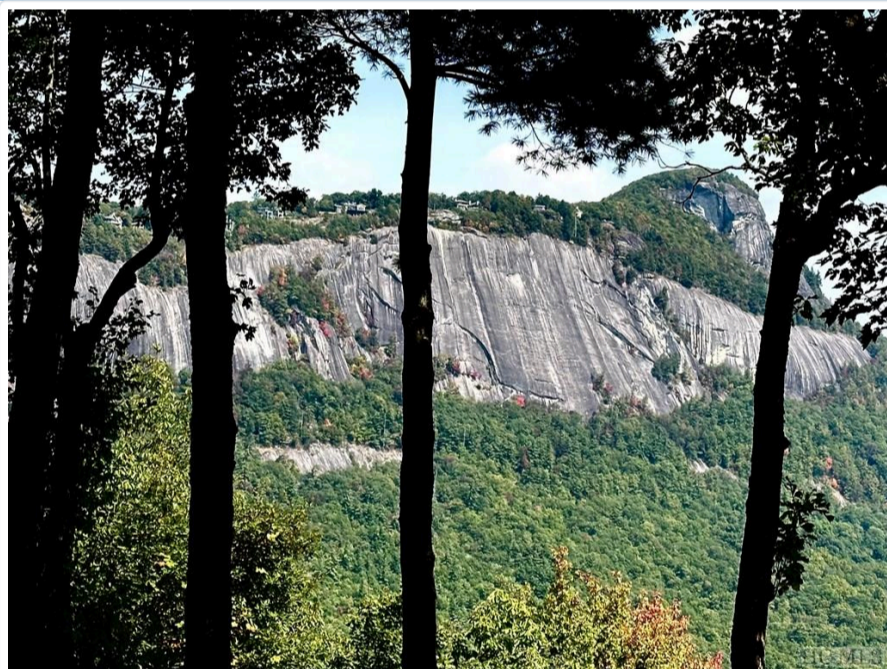
Community Amenities: Clubhouse, Gated Access, Golf Course, Paved Access

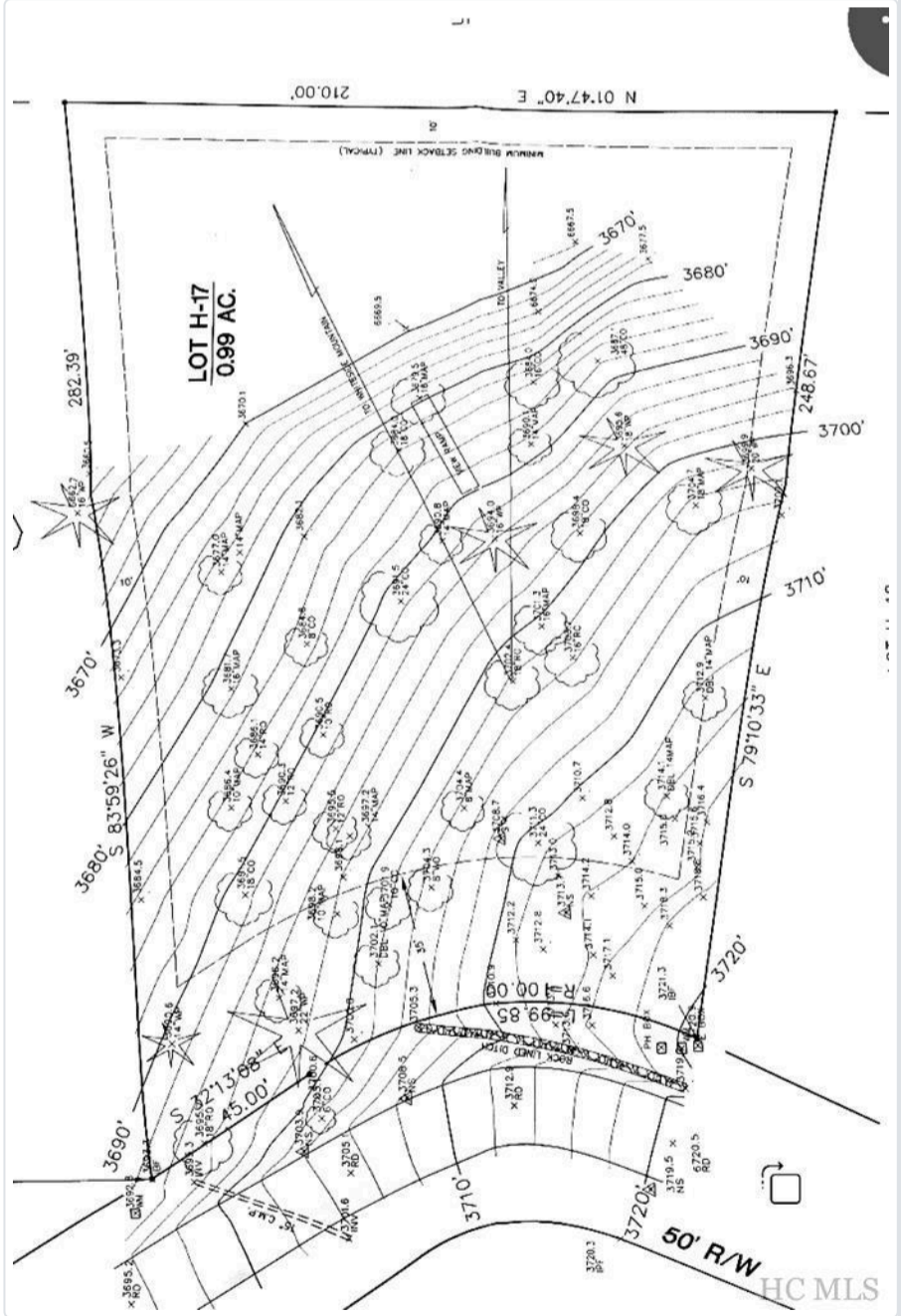
Water: Available

Sewer/Septic: Available

Internet Remarks: Highlands Falls CC One of the finest View lots in the club, this .99-acre lot is in the new section of the club on Falcon Ridge and has a wonderful view of Whiteside Mountain and beyond into the valley below and all the way to South Carolina. Gentle Building lot, water, sewer, and a full set of plans ready to start your dream home and retirement lifestyle. This is a one-of-a-kind lot.

Directions: Hwy 64 East turn right into Highlands Falls Country Club







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