

MLS #: R103576A (Active)

List Price: \$1,975,000

61 Eyebrow Ridge Highlands, NC 28741



Style: 2 Story, Timber Frame	Area: Highlands
Bedrooms: 5	Subdivision: Highlands Falls CC
Full Baths: 4	Township: Highlands
Half Baths: 1	County: Macon
Furnished: Partially	Section: F
Year Built: 1989	Lot Number: 11
New Construction: No	Lot Size: +/- 1.06
Handicap Accessible: No	Search Acres: 1-2
Apx Heated SqFt:	Lake/Stream Name:
# Bonus Rooms:	
Car Storage: Attached, Door Opener,	
Double Garage, Parking Space	
Septic Permit # Bedrooms:	

Deed Book: W-41	Deed Page: 681	Plat Cab: 1	Plat Slide: 349					
Portion /All of PIN: All	Tax Amount: 4134.62	Tax Year: 2023						
Gated Community: Yes	Deed Restrictions: No	Road Maintenance: Included in HOA	Road Maintenance Fees:					
Zoning: Yes	Zoning Type: R	Flood Zone: No	Front of House Exposure: East					
HOA: Yes	Total Annual Fees: 4251	Fee Year: 2024						
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club							
Fees: Association Fee, Transfer Fee								
Community Amenities: Adjoins National Forest, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Pickleball, Pool, Putting Green, Tennis, Walking/Bike Trails								
Land Description: Near Level	View: Exceptional, Long, Mountain, Panoramic, 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	Lower	
Family Rm	Main		Master Bdrm	Main		Bedroom 5	Lower	
Den/Office	N/A		Bedroom 2	Main		Other Rm	N/A	
Appliances: Cook-top Built-in Elec, Dishwasher, Disposal, Exhaust Hood, Microwave, Oven/Range-Electric, Refrigerator								
Interior Features: Breakfast Bar, Kitchen Island, Vaulted Ceilings, Window Treatments								
Other Rooms: None								
Fireplace: 2 or More, Gas Logs, Living Room, Owner's Bedroom								
Construction: Frame, Wood Siding				Water: Public				
Basement/Foundation: Block Wall, Crawl Space, Encapsulated, Finished, Full, Walkout-Level				Sewer/Septic: Septic Tank				
Roof: Shingle				Heating: Baseboard, Central, Furnace, Heat Pump				
Porch/Patio/Deck: Back, Covered, Deck, Unheated				Cooling: Central, Electric				
Driveway: Paved				TV/Internet: Cable Internet, Cable TV				

Internet Remarks: Welcome to Eyebrow Ridge, one of Highlands Falls Country Club's best and most private streets! Perched high above the club (+/- 4150 feet above it all), you're immediately captivated by the westerly views of the club and mountains beyond. Special attention was paid to recent renovations both inside and out. From the newly opened-up kitchen, bathroom tile and countertops, new windows, outdoor deck improvements, a new roof, and so much more. You will appreciate this floor plan which features one-level "Live-Ability" thanks to a recent kitchen re-design which created easy flow into the family room (with fireplace), to an adjacent indoor dining area, and finally to the full-length outdoor deck with it's breathtaking vista. Included on the main are additional conveniences like a powder room, laundry, and garage entrance making grocery and luggage transport a breeze. Eyebrow Ridge has every "sleeping quarters" combination imaginable beginning with the spacious primary quarters, accompanying fireplace, full bath and oversized closet for his & her wardrobes. There are two additional guest suites well-separated on the opposite side of the main level. Roomy Lower Level Guest Suites both with private baths, and storage galore on this level. Bring friends and family because there's room for all of them! One unique interior feature is that 4 of the bedrooms are on the view side of the residence and just footsteps from the vast outdoor decking. Well maintained in every way, with active service contracts on the HVAC system and Generator! The outdoor assets of Highlands Falls never disappoint! The Nantahala National Forest cuts through the center of the Club Property. Some say "the most hike-able Club in Highlands"! Club Membership is optional for fully-qualified applicants. Just a 4-minute drive to downtown Highlands from the Security Gate where fine dining, shopping, culture, and festivals await. Highlands, NC. Come for the weekend, stay for lifetime.

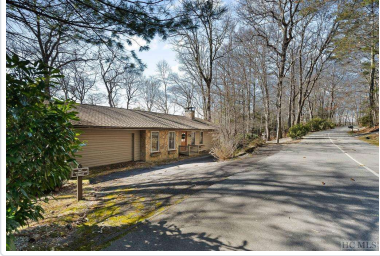
Directions: Go to the main entrance of Highlands Falls Country Club (2 mi. on Cashiers Rd/Hwy. 64E from downtown Highlands). Proceed to 4-way stop just past security gate. Turn RIGHT onto Falls Drive West. Continue all the way uphill and veer RIGHT onto Upper Divide. Turn RIGHT onto Eyebrow Ridge to 61.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R103629U (In-Due Diligence)

List Price: \$675,000

70 Oak Road Highlands, NC 28741



Style: 1 Story, Timber Frame	Area: Highway 64 East
Bedrooms: 2	Subdivision: Highlands Falls CC
Full Baths: 2	Township: Highlands
Half Baths: 0	County: Macon
Furnished: No	Section:
Year Built: 1977	Lot Number: 3
New Construction: No	Lot Size: .41
Handicap Accessible: No	Search Acres: 0-.5
Apx Heated SqFt: 1001-1500	Lake/Stream Name:
# Bonus Rooms:	
Car Storage: Attached, Double Garage	
Septic Permit # Bedrooms:	

Deed Book: Y38	Deed Page: 2207	Plat Cab: 10124	Plat Slide:
Portion /All of PIN: All	Tax Amount: 1541.27	Tax Year: 2023	
Gated Community: Yes	Deed Restrictions: No	Road Maintenance: Included in HOA	Road Maintenance Fees:
Zoning: No	Zoning Type:	Flood Zone: No	Front of House Exposure:
HOA: Yes	Total Annual Fees: 3711	Fee Year: 2024	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Amenity Fee, Annual Road			
Community Amenities: Clubhouse, Close to Town, Fitness Center, Gated Access, Golf Course, Paved Access, Putting Green			
Land Description: Partially Cleared, Steep, Wooded	View: Golf Course, Good, Great, Wooded		
Elevation: 3501-4000	Frontage: Golf		
Exterior Features: None			

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

Appliances: Exhaust Hood, Gas Oven/Range, Microwave, Refrigerator	
Interior Features: Ceiling Fans, Kitchen Island, Pantry, Walk-in Closet, Washer/Dryer Connection, Window Treatments	
Other Rooms: None	
Fireplace: Gas Logs, Insert	
Construction:	Water: Public
Basement/Foundation:	Sewer/Septic: Septic Tank
Roof: Shingle	Heating: Central, Gas
Porch/Patio/Deck: Back, Covered, Patio	Cooling: Central
Driveway: Paved	TV/Internet: Cable Internet

Internet Remarks: Golf Cottage In Highlands Falls. This 2 bedroom, 2 bath home has wonderful natural finishes of hardwood, stone, tile, and granite. The kitchen is large and open with beautiful top of the line, stainless steal appliances, breakfast bar and pantry. The back covered porch, overlooking the golf course, is great for grilling & entertaining. Property is located just a couple miles from Downtown Highlands in the gated community of Highlands Falls...its move in ready and perfect for your summer escape or year round home!

Directions: From 4th street: Head north on US-64 E/N 4th St toward Mill Creek Ln. Turn right onto Sky Lake Dr. Turn right to stay on Sky Lake Dr. Turn left to stay on Sky Lake Dr. Continue straight onto Claire Ln. Turn left onto Oak Rd. House will be on your left.

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