

# Property Client 360 Property View

1406 Falls Drive West, Highlands, NC 28741

Listing



MLS #: **1002829**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$9,975,000**  
DOM: **153**



|               |                    |                     |                           |
|---------------|--------------------|---------------------|---------------------------|
| Style:        | <b>Traditional</b> | Parcel ID:          | <b>7550045510</b>         |
| Unit #:       |                    | MLS Area:           | <b>Highlands</b>          |
| Lot #:        | <b>Lot 7</b>       | County:             | <b>Macon</b>              |
| Bedrooms:     | <b>7</b>           | Township:           | <b>Highlands</b>          |
| Full Baths:   | <b>7</b>           | Subdivision:        | <b>Highlands Falls CC</b> |
| Half Baths:   | <b>2</b>           | Yr Built:           | <b>2026</b>               |
| Total Baths:  | <b>9</b>           | Levels:             | <b>3 Story</b>            |
| Sqft Apx Htd: | <b>5001+</b>       | Vac Rental Allowed: | <b>Yes</b>                |
| Leased Y/N:   | <b>No</b>          | Rental Days:        |                           |
| Lot Acres:    | <b>1.05</b>        |                     |                           |

## Interior Features

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior:      | <b>Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Chandelier, Crown Molding, Eat-in Kitchen, Elevator, Entrance Foyer, Granite Counters, High Ceilings, High Speed Internet, His and Hers Closets, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Sauna, Smart Home, Smart Thermostat, Sound System, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Formal Dining Room, Wine Storage, Workshop</b>                                 |
| Appliances:    | <b>Appliances-ENERGY STAR Qualified, Appliances-Stainless Steel, Dishwasher-ENERGY STAR Qualified, Disposal, Dryer-ENERGY STAR Qualified, Freezer-Built-In, Freezer-ENERGY STAR Qualified, Hot Water-Instant, Ice Maker, Microwave, Oven-Built-In Electric, Range, Range-Built-In Gas, Refrigerator-Built-In, Refrigerator-ENERGY STAR Qualified, Vented Exhaust Fan, Warming Drawer, Washer-ENERGY STAR Qualified, Washer/Dryer, Water Heater-Electric, Water Heater-ENERGY STAR Qualified, Wine Refrigerator</b> |
| Laundry:       | <b>Electric Dryer Hookup, Laundry Room, Washer Hookup, Washer-Dryer Connection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Furnished:     | <b>Unfurnished</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flooring:      | <b>Carpet, Ceramic Tile, Hardwood, Terrazzo, Tile, Wood</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Fireplace:     | <b>7, Double Sided, Family Room, Gas Log, Great Room, Living Room, Recreation Room</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Bsmnt/Found:   | <b>Concrete, Finished-Fully, Encapsulated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Accessibility: | <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## Rooms

| <u>Room</u>      | <u>Level</u> | <u>Features</u> | <u>Description</u> |
|------------------|--------------|-----------------|--------------------|
| Bathroom 1       | Main         |                 |                    |
| Bathroom 2       | Main         |                 |                    |
| Bathroom 3       | Lower        |                 |                    |
| Bathroom 4       | Lower        |                 |                    |
| Bathroom 5       | Lower        |                 |                    |
| Bedroom 1        | Main         |                 |                    |
| Bedroom 2        | Main         |                 |                    |
| Bedroom 3        | Lower        |                 |                    |
| Bedroom 4        | Lower        |                 |                    |
| Bathroom 5       | Lower        |                 |                    |
| Dining Room      | Main         |                 |                    |
| Exercise Room    | Lower        |                 |                    |
| Family Room      | Lower        |                 |                    |
| Game Room        | Lower        |                 |                    |
| Great Room       | Lower        |                 |                    |
| Gym              | Lower        |                 |                    |
| Kitchen          | Main         |                 |                    |
| Laundry          | Main         |                 |                    |
| Library          | First        |                 |                    |
| Living Room      | Main         |                 |                    |
| Loft             | Upper        |                 |                    |
| Primary Bathroom | Main         |                 |                    |
| Primary Bedroom  | Main         |                 |                    |
| Media Room       | Lower        |                 |                    |
| Office           | Lower        |                 |                    |
| Sauna            | Lower        |                 |                    |
| Mud Room         | Main         |                 |                    |

Play Room Upper

#### Exterior/Construction/Parking

Exterior Feat: **Balcony, Built-in Barbecue, Outdoor Grill, Outdoor Kitchen, Generator-Full**  
Parking: **Asphalt, Attached, Driveway, Garage, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Inside Entrance, Kitchen Level, Lighted, Paved, Storage, Workshop in Garage, Triple Garage**  
Construction: **Asphalt, Attic/Crawl Hatchway(s) Insulated, Batts Insulation, Concrete, Frame, Stone, Wood Siding** Garage/Spaces: **Yes, 3**  
Roof: **Shingle** Carport/Spaces: **No, 0**  
Other Struct: Security Features: **24 Hour Security, Building Security, Carbon Monoxide Detector(s), Gated Community, Gated with Guard, Secured Garage/Parking, Security Lights, Security Service, Smoke Detector(s)**  
Patio/Porch: **Deck, Rear Porch, Back**  
New Construct: **Yes** Builder Name:

#### Property/Land/Lot

Club Y/N: **Yes**  
Club Membership Req: **No** Club Name: **Highlands Falls Country Club**  
Lot Features: **Many Trees, On Golf Course, Sloped Down, Views, Wooded**  
View: **Golf Course, Mountain(s)**  
Waterfront Feat: **None**  
Water Access: **No**  
Topography: **High Ground , Hillside, Sloping** Road Surface: **Asphalt**  
Elevation: **3501-4000** Zoning: **Residential**  
Restrictions: **Architecture Committee, Mandatory Owners Assoc** Flood Plain: **No**  
Community Feat: **Close to Town, Clubhouse, Croquet, Fishing, Fitness Center, Gated, Golf, Lake, Pickleball, Pool, Putting Green, Restaurant, Street Lights, Tennis Court(s)**

#### Systems & Utilities

Heating: **Central, Furnace, Gas, Zoned** Sewer/Septic: **Private Sewer**  
Cooling: **Ceiling Fan(s), Central Air, Electric, ENERGY STAR Qualified Equipment, Zoned**  
Utilities: **Cable Connected, Electricity Connected, Phone Available, Propane Tank Above Ground, Propane Tank Owned, Sewer Connected, Underground Utilities, Water Connected** Water: **Private**  
Other Equip: TV/Internet: **Cable Internet, Cable TV, Fiber Optics, Satellite Internet, High Speed Internet**

#### Public Remarks

The ultimate in luxury and amenities in the Highlands and Cashiers area: over 9000 heated and cooled square feet, 7 bedrooms all with en-suite baths and walk-in closets, 2 half baths, 2000-bottle wine cellar, separate wine tasting room, gun/safe room, sauna/massage room, golf simulator room, workout room, theater, billiard room, bourbon tasting room/speak easy, gourmet kitchen with the highest end appliances, 7 fireplaces, 3 decks with 2400 square feet of outdoor living space with dual fireplaces on each level, outdoor/summer kitchen, 3-car garage, 2 large staff/guest suites, keeping room, lodge room, separate dining room, library/study, soundproofed grandchildren's suite with playroom, separate full bath and snack bar, incredible master suite, natural granite/stone countertops throughout, hardwood floors, all tile floors heated, all custom cabinets, 4 stories with elevator servicing each floor, 2 laundry rooms with 3 top of the line washer/dryer sets total, incredible mountain views from all levels and all decks, dog-washing and grooming area, heated and cooled 3-car garage with non-slip epoxy floors, electric vehicle charger, full-house propane generator, 2-500 gallon propane tanks owned by the homeowner, security/fire/internet, community water and sewer, incredible established manicured golf, tennis, pickle ball, croquet, pool, clubhouse, though membership is not required, on 13th hole of golf course with direct access from lot to golf course, 24-hour staffed security gated community, incredible wildlife including the Nantahala National Forest extending into the development, elevation of over 4000 feet.

#### Association Info

Assoc YN: **Yes**  
Assoc Name: **Highlands Falls Community Association** Assoc Fee: **\$4,790.00/Annually**  
Assoc Amenities: **Clubhouse, Fitness Center, Gated, Golf Course, Meeting Room, Pickleball, Pool, Tennis Court(s), Trails/Paths**  
Fee Includes:

#### Legal/Taxes/Fees

Parcel Number: **7550045510** Deed Reference: **Z-42/1248** Tax Year: **2025**  
Parcel All Included: **Yes** Taxes Annual: **\$361.00**  
Plat Book Slide: **N/A** Section: **D II** Assessed Val:  
Legal Description:  
Addl Property Fees: **Amenity Fee** Addl Fees Annual: **\$4,709** Addl Fees Year: **2026**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

2224 Upper Divide Road, Highlands, NC 28741

Listing



MLS#: **1003710**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$7,995,000**  
DOM: **54**



Style: **Contemporary**  
Unit #:   
Lot #: **G-18**  
Bedrooms: **4**  
Full Baths: **4**  
Half Baths: **1**  
Total Baths: **5**  
Sqft Apx Htd:   
Leased Y/N: **No**  
Lot Acres: **1.33**

Parcel ID: **7550-35-8442**  
MLS Area: **Highlands**  
County: **Jackson**  
Township: **Highlands**  
Subdivision: **Highlands Falls CC**  
Yr Built: **1993**  
Levels: **2 Story**  
Vac Rental Allowed: **Yes**  
Rental Days:

Interior Features

Interior: **Beamed Ceilings, Double Vanity, Entrance Foyer, High Ceilings, Kitchen Island, Master Downstairs, Open Floorplan, Pantry, Walk-In Closet(s)**

Appliances: **Cooktop-Induction, Dishwasher, Down Draft, Dryer, Freezer-Free-Standing, Ice Maker, Microwave, Refrigerator-Built-In, Vented Exhaust Fan, Warming Drawer, Washer, Wine/Bar Fridge, Oven-Wall**

Laundry: **Laundry Room, Main Level**

Furnished: **Unfurnished**

Flooring: **Hardwood, Tile**

Fireplace: **2, Gas, Gas Starter, Stone, Wood Burning**

Bsmnt/Found: **Crawl Space, Exterior Entry, Walk-Out Access**

Accessibility: **Yes**

Rooms

| Room       | Level | Features | Description |
|------------|-------|----------|-------------|
| Bedroom 1  | Main  |          |             |
| Bathroom 1 | Main  |          |             |

Exterior/Construction/Parking

Exterior Feat: **Courtyard, Dog Run, Garden, Outdoor Grill, Private Yard, Generator-Full**

Parking: **Additional Parking, Attached, Garage, Garage Door Opener, Golf Cart Garage, Gravel, Heated Garage, Oversized, Triple Garage, Stone Driveway**

Construction:   
Roof: **Slate, Synthetic**  
Other Struct:

Garage/Spaces: **Yes, 2**  
Carport/Spaces: **No, 0**  
Security Features: **Gated Community, Gated with Guard, Smoke Detector(s)**

Patio/Porch: **Deck, Enclosed (PatioAndPorchFeatures), Rear Porch, See Remarks, Heated**

New Construct: **No**  
Builder Name:

Property/Land/Lot

Club Y/N: **Yes**  
Club Membership Req: **No**  
Lot Features: **Back Yard, Garden, Gentle Sloping, Native Plants**  
View: **Mountain(s)**  
Waterfront Feat: **None**  
Water Access: **No**  
Topography: **Rolling, Sloping**  
Elevation: **3501-4000**  
Restrictions: **Architecture Committee, Mandatory Owners Assoc, Other Covenants, Rental Restrictions May Apply**

Club Name: **Highlands Falls Country Club**

Road Surface: **Asphalt**  
Zoning: **Residential**  
Flood Plain: **No**

Community Feat: **Close to Town, Gated**

Systems & Utilities

Heating: **Central, Furnace**  
Cooling: **Central Air**  
Utilities: **Cable Available, Electricity Connected, Phone Available, Propane Tank Below Ground, Propane Tank Owned, Sewer Connected, Water Connected, Transfer Fee**

Sewer/Septic: **Private Sewer**  
Water: **Private**

Other Equip:   
TV/Internet: **Cable Internet, Cable TV**

Public Remarks

The entire home seems to pause, allowing the view to make its introduction. From the moment the front door opens, legendary Whiteside Mountain commands the horizon beyond soaring walls of glass, while the Cashiers Valley quietly reveals itself between the surrounding ridges, creating a panorama that changes beautifully with the light throughout the day. Gracefully positioned within Highlands Falls Country Club, this extraordinary mountain residence was designed to embrace the landscape rather than compete with it. Designed by Jeff Weller of Summit Architecture and masterfully built by Brett Murphy of Arrowood Construction in 2025, the home reflects an unwavering commitment to craftsmanship. Every room reveals another thoughtful detail, from curated lighting and exceptional millwork to windows positioned to celebrate the landscape rather than simply capture it. The newly reimagined kitchen features rich walnut cabinetry, an oversized gathering island, professional appliances, a stainless-steel backsplash with pot filler, and flows naturally into a morning room that may become your favorite place in the home. Positioned between the kitchen and the mountain beyond, it offers the perfect setting for lingering over coffee, a good book, and the ever-changing light across Whiteside. Two exceptional primary suites provide remarkable flexibility, each offering spa-inspired baths with heated floors, exquisite stone and tile, beautifully crafted cabinetry, self-drying steam showers, generous dressing rooms, and breathtaking mountain views. The main-level suite includes a private office, while the upper-level suite features a gracious sitting room. Two additional guest suites welcome family and friends with the same level of comfort found throughout the home. Beautifully landscaped herb, vegetable, and flower gardens blend naturally into the mountainside, while premium composite slate roofing, low-maintenance siding, and exceptional craftsmanship reflect the home's enduring quality. Designed with remarkable restraint and built to be treasured for generations, this is more than an exceptional mountain residence. It is one of those rare homes where architecture, craftsmanship, and the landscape exist in perfect harmony.

| Association Info |                                      |            |                     |
|------------------|--------------------------------------|------------|---------------------|
| Assoc YN:        | Yes                                  |            |                     |
| Assoc Name:      | Highlands Falls Community Associaton | Assoc Fee: | \$4,800.00/Annually |
| Assoc Amenities: |                                      |            |                     |
| Fee Includes:    |                                      |            |                     |

| Legal/Taxes/Fees     |                        |                   |          |
|----------------------|------------------------|-------------------|----------|
| Parcel Number:       | 7550-35-8442           | Deed Reference:   | 2364-384 |
| Parcel All Included: | Yes                    |                   |          |
| Plat Book Slide:     | 26/613                 | Section:          | II       |
| Legal Description:   | LT G18 HIGHLANDS FALLS |                   |          |
| Addl Property Fees:  | None                   | Addl Fees Annual: |          |
|                      |                        | Addl Fees Year:   |          |

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

110 Spruce Lane, Highlands, NC 28741

Listing



MLS#: **1003432**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$4,950,000**  
DOM: **93**



|                        |                     |                           |
|------------------------|---------------------|---------------------------|
| Style:                 | Parcel ID:          | <b>7540869954</b>         |
| Unit #:                | MLS Area:           | <b>Highlands</b>          |
| Lot #: <b>19A</b>      | County:             | <b>Macon</b>              |
| Bedrooms: <b>5</b>     | Township:           | <b>Highlands</b>          |
| Full Baths: <b>5</b>   | Subdivision:        | <b>Highlands Falls CC</b> |
| Half Baths:            | Yr Built:           | <b>1985</b>               |
| Total Baths: <b>5</b>  | Levels:             | <b>2 Story</b>            |
| Sqft Apx Htd:          | Vac Rental Allowed: | <b>Yes</b>                |
| Leased Y/N:            | Rental Days:        |                           |
| Lot Acres: <b>1.13</b> |                     |                           |

#### Interior Features

Interior: **Bar, Beamed Ceilings, Bidet, Ceiling Fan(s), Double Vanity, High Speed Internet, His and Hers Closets, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wine Storage**

Appliances: **Appliances-Stainless Steel, Cooktop-Induction, Dishwasher, Down Draft, Dryer, Freezer, Ice Maker, Microwave, Oven-Built-In Electric, Oven-Convection, Oven-Double, Refrigerator-Built-In, Warming Drawer, Washer, Washer/Dryer Stacked, Wine Refrigerator, Wine/Bar Fridge**

Laundry: **Laundry Room, Main Level, Multiple Locations, See Remarks**

Furnished: **Negotiable**

Flooring: **Wood**

Fireplace: **2, Decorative, Electric, Great Room, Outside, See Remarks, Stone**

Bsmnt/Found: **Concrete, Finished-Fully, Interior Entry, Storage Space, Walk-Out Access, Encapsulated, Heated, Workshop**

Accessibility:

#### Rooms

| <u>Room</u>     | <u>Level</u> | <u>Features</u> | <u>Description</u> |
|-----------------|--------------|-----------------|--------------------|
| Great Room      | Main         |                 |                    |
| Primary Bedroom | Main         |                 |                    |
| Bathroom 2      | Main         |                 |                    |
| Bathroom 3      | Main         |                 |                    |
| Family Room     | Lower        |                 |                    |
| Bathroom 4      | Lower        |                 |                    |
| Bathroom 5      | Lower        |                 |                    |
| Kitchen         | Main         |                 |                    |

#### Exterior/Construction/Parking

Exterior Feat: **Generator-Partial**

Parking: **Asphalt, Attached Carport, Circular Driveway, Drive Through, Garage, Garage Door Opener, Golf Cart Garage, Inside Entrance, Kitchen Level, Double Carport, Double Garage**

Construction: **HardiPlank Type, Stone**

Roof: **Shingle**

Other Struct:

Patio/Porch: **Covered, Deck, Screened, Back**

New Construct: **No**

Garage/Spaces: **Yes, 3**

Carport/Spaces: **Yes, 2**

Security Features:

Builder Name:

#### Property/Land/Lot

Club Y/N: **Yes**

Club Membership Req: **No**

Club Name: **Highlands Falls Country Club**

Lot Features: **Close to Clubhouse, Gentle Sloping, Landscaped, On Golf Course, Views**

View: **Creek/Stream, Golf Course, Lake, Pool, Water, Year Round, Exceptional**

Waterfront Feat: **None**

Water Access: **No**

Topography: **Hillside, Rolling**

Elevation: **3501-4000**

Restrictions: **Architecture Committee, Mandatory Owners Assoc, Other Covenants**

Road Surface: **Asphalt**

Zoning: **Residential**

Flood Plain: **No**

Community Feat: **Close to Town, Fishing, Gated**

#### Systems & Utilities

Heating: **Central, Electric, Zoned**

Cooling: **Central Air, Electric, Heat Pump**

Utilities: **Propane Tank Owned, Sewer Connected, Underground Utilities, Water Connected**

Sewer/Septic: **Private Sewer**

Water: **Private**

Other Equip:

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

**Public Remarks**

A complete top-to-bottom remodel elevated this mountain modern showpiece into one of Highlands Falls' most compelling offerings — positioned directly on the 18th fairway with sweeping views of the surrounding ponds. The architecture is clean and confident, the finishes are current, and the setting is simply fantastic. The great room is the heart of the home — a generous, light-filled space where the kitchen flows seamlessly through the dining area and out through nano doors onto a large covered and screened deck. Stone fireplace, fairway views, open sky: the upper deck delivers the full Highlands experience in every season. A second private deck off the lower-level living area offers a quieter retreat, ideal for intimate gatherings away from the main entertaining spaces. Five bedrooms and five bathrooms are distributed across a thoughtfully designed floor plan with room to host and room to breathe. Arrival is an event in itself — a circular driveway sweeps through a large porte-cochere, with a two-car garage and dedicated golf cart garage completing the motor court. Parking is plentiful; the transition from car to front door is effortless. The beautifully landscaped 1.13-acre lot is planted with flowering shrubs of multiple varieties, delivering color and texture across the seasons. Highlands Falls Country Club membership is available — and for those who choose it, the club has undergone a remarkable revitalization, emerging as a vibrant, amenity-rich destination that is very much at the center of the community.

**Association Info**

Assoc YN: **Yes**  
Assoc Name: **Highlands Falls Community Association**      Assoc Fee: **\$4,850.00/Annually**  
Assoc Amenities:  
Fee Includes:

**Legal/Taxes/Fees**

|                      |                    |                   |                 |                 |                   |
|----------------------|--------------------|-------------------|-----------------|-----------------|-------------------|
| Parcel Number:       | <b>7540869954</b>  | Deed Reference:   | <b>X38-1555</b> | Tax Year:       | <b>2025</b>       |
| Parcel All Included: | <b>Yes</b>         |                   |                 | Taxes Annual:   | <b>\$6,423.71</b> |
| Plat Book Slide:     | <b>10078</b>       | Section:          |                 | Assessed Val:   |                   |
| Legal Description:   |                    |                   |                 |                 |                   |
| Addl Property Fees:  | <b>Amenity Fee</b> | Addl Fees Annual: |                 | Addl Fees Year: |                   |

**The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.**

2141 Upper Divide Road, Highlands, NC 28741

Listing



MLS#: **1003477**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$4,850,000**  
DOM: **89**



Style: **Craftsman**  
Unit #:   
Lot #: **N-5**  
Bedrooms: **5**  
Full Baths: **5**  
Half Baths: **1**  
Total Baths: **6**  
Sqft Apx Htd:   
Leased Y/N:   
Lot Acres: **0.75**

Parcel ID: **7550-35-3031**  
MLS Area: **Highlands**  
County: **Jackson**  
Township: **Highlands**  
Subdivision: **Highlands Falls CC**  
Yr Built: **1999**  
Levels: **2 Story**  
Vac Rental Allowed: **Yes**  
Rental Days:

Interior Features

Interior: **Bookcases, Cathedral Ceiling(s), Central Vacuum, Dry Bar, Entrance Foyer, High Ceilings, His and Hers Closets, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry**

Appliances: **Cooktop-Gas, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven-Built-In Electric, Range Hood, Refrigerator-Built-In, Washer**

Laundry: **Main Level**

Furnished: **Unfurnished**

Flooring: **Hardwood**

Fireplace: **1, Living Room, Stone**

Bsmnt/Found: **Crawl Space**

Accessibility:

Rooms

| Room            | Level | Features | Description |
|-----------------|-------|----------|-------------|
| Living Room     | Main  |          |             |
| Dining Room     | Main  |          |             |
| Kitchen         | Main  |          |             |
| Primary Bedroom | Main  |          |             |

Exterior/Construction/Parking

Exterior Feat: **Private Entrance**

Parking: **Additional Parking**

Construction: **Stone, Wood Siding**

Roof: **Shake**

Other Struct:

Patio/Porch: **Covered, Deck, Patio**

New Construct: **No**

Garage/Spaces: **No, 0**

Carport/Spaces: **Yes, 2**

Security Features:

Builder Name:

Property/Land/Lot

Club Y/N: **Yes**

Club Membership Req: **No**

Lot Features: **Gentle Sloping, Many Trees, Native Plants, Private, Wetlands**

View: **Meadow**

Waterfront Feat: **None**

Water Access: **No**

Topography: **High Ground , Sloping**

Elevation: **3501-4000**

Restrictions: **Architecture Committee, Mandatory Owners Assoc, Other Covenants, Rental Restrictions May Apply**

Club Name: **Highlands Falls Country Club**

Road Surface: **Asphalt**

Zoning: **Residential**

Flood Plain: **No**

Community Feat: **Close to Town, Gated**

Systems & Utilities

Heating: **Central, Gas**

Cooling: **Central Air**

Utilities: **Cable Connected, Electricity Connected, Phone Available, Propane Tank Below Ground**

Sewer/Septic: **Private Sewer**

Water: **Private**

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

Public Remarks

Offered for the first time since it was built, this exceptional mountain retreat embodies everything buyers envision when they dream of owning a home in the Highlands mountains. Platt Architecture (Forbes: America’s Top Residential Architects 2025) designed the lodge style home. Privately situated at the end of a long driveway, the home welcomes you with a charming pebble parking court, a two-car carport, and a sense

of arrival that immediately sets it apart. Crafted with timeless mountain character, the residence features beautiful hardwood floors, handcrafted twig railings, soaring ceilings, and the kind of warmth and authenticity that can only be achieved through thoughtful design and years of cherished ownership. The heart of the home is an expansive living room anchored by a dramatic floor-to-ceiling stone fireplace. Large windows frame the natural beauty beyond, while the spacious gathering areas create an inviting setting for everything from intimate evenings by the fire to hosting family and friends. The generously sized kitchen is designed for both everyday living and entertaining, opening seamlessly to a covered deck that extends onto a spacious stone terrace. Here, the breathtaking view of Whiteside Mountain becomes the backdrop for a good read, outdoor dining, and unforgettable mountain sunrise. The main level is anchored by a gracious primary suite featuring a lovely bath, separate his-and-her closets, and a wall of custom bookshelves perfect for displaying treasured books, artwork, and personal collections. A comfortable office on this level provides an ideal space for working remotely or simply enjoying a quiet retreat. Upstairs, four beautifully appointed guest suites offer privacy and comfort for family and visitors alike. Above the carport, an oversized bonus room serves as a fifth bedroom suite but could easily become a family room, recreation space, media room, or the perfect gathering place for grandchildren and guests. Combining privacy, character, and spectacular mountain views, this is a home designed for making memories across generations. Opportunities to acquire a property of this caliber, especially one being offered for the very first time are increasingly rare. Located within the gates of Highlands Falls Country Club, members enjoy access to a lifestyle centered around golf, tennis, fitness, dining, and mountain living. Membership in Highlands Falls is optional for homeowners and is available by invitation and application.

Association Info

Assoc YN: **Yes**  
Assoc Name: **HIGHLANDS FALLS COMMUNITY ASSOCIATION**      Assoc Fee: **\$4,800.00/Annually**  
Assoc Amenities:  
Fee Includes:

Legal/Taxes/Fees

|                      |                              |                   |                |                 |                    |
|----------------------|------------------------------|-------------------|----------------|-----------------|--------------------|
| Parcel Number:       | <b>7550-35-3031</b>          | Deed Reference:   | <b>924-627</b> | Tax Year:       | <b>2025</b>        |
| Parcel All Included: | <b>Yes</b>                   |                   |                | Taxes Annual:   | <b>\$12,463.02</b> |
| Plat Book Slide:     | <b>7/138</b>                 | Section:          | <b>I</b>       | Assessed Val:   |                    |
| Legal Description:   | <b>LT 5N HIGHLANDS FALLS</b> |                   |                |                 |                    |
| Addl Property Fees:  | <b>Transfer Fee</b>          | Addl Fees Annual: | <b>\$300</b>   | Addl Fees Year: |                    |

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

226 Sky lake Drive, Highlands, NC 28741

Listing



MLS#: **1003162**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$1,895,000**  
DOM: **132**



|               |                     |                     |                           |
|---------------|---------------------|---------------------|---------------------------|
| Style:        | <b>Contemporary</b> | Parcel ID:          | <b>7540789291</b>         |
| Unit #:       |                     | MLS Area:           | <b>Highlands</b>          |
| Lot #:        | <b>6</b>            | County:             | <b>Macon</b>              |
| Bedrooms:     | <b>3</b>            | Township:           | <b>Highlands</b>          |
| Full Baths:   | <b>4</b>            | Subdivision:        | <b>Highlands Falls CC</b> |
| Half Baths:   | <b>1</b>            | Yr Built:           | <b>1982</b>               |
| Total Baths:  | <b>5</b>            | Levels:             | <b>1 Story</b>            |
| Sqft Apx Htd: | <b>3001-3500</b>    | Vac Rental Allowed: | <b>Yes</b>                |
| Leased Y/N:   | <b>No</b>           | Rental Days:        |                           |
| Lot Acres:    | <b>0.36</b>         |                     |                           |

Interior Features

|                |                                                                                                                                                                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior:      | <b>Cathedral Ceiling(s), Ceiling Fan(s), Chandelier, Double Vanity, Eat-in Kitchen, Entrance Foyer, High Ceilings, High Speed Internet, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar</b> |
| Appliances:    | <b>Dishwasher, Humidifier, Ice Maker, Microwave, Range, Range Hood, Range-Gas, Refrigerator, Refrigerator-Free-Standing, Washer, Washer/Dryer, Water Heater-Electric</b>                                                                                                         |
| Laundry:       | <b>Electric Dryer Hookup, Inside, Laundry Closet, Laundry Room, Main Level, Washer Hookup, Washer-Dryer Connection</b>                                                                                                                                                           |
| Furnished:     | <b>Negotiable</b>                                                                                                                                                                                                                                                                |
| Flooring:      | <b>Carpet, Ceramic Tile, Hardwood, Tile, Wood</b>                                                                                                                                                                                                                                |
| Fireplace:     | <b>1, Living Room, Masonry, Wood Burning</b>                                                                                                                                                                                                                                     |
| Bsmnt/Found:   | <b>Block, Exterior Entry, Storage Space, Unfinished, Walk-Out Access, Encapsulated, Garage Door, Heated, Plumbed, Workshop</b>                                                                                                                                                   |
| Accessibility: | <b>No</b>                                                                                                                                                                                                                                                                        |

Rooms

| Room        | Level | Features | Description |
|-------------|-------|----------|-------------|
| Bedroom 1   | Main  |          |             |
| Bedroom 2   | Main  |          |             |
| Bedroom 3   | Main  |          |             |
| Bathroom 1  | Main  |          |             |
| Bathroom 2  | Main  |          |             |
| Bathroom 3  | Main  |          |             |
| Bathroom 4  | Main  |          |             |
| Bathroom 5  | Main  |          |             |
| Dining Room | Main  |          |             |
| Great Room  | Main  |          |             |
| Kitchen     | Main  |          |             |
| Laundry     | Main  |          |             |
| Living Room | Main  |          |             |
| Office      | Main  |          |             |
| Sun Room    | Main  |          |             |

Exterior/Construction/Parking

|                |                                                                                                                              |                                                                                           |
|----------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Exterior Feat: | <b>Fire Pit, Outdoor Grill, Private Yard, Storage, Generator-Partial</b>                                                     |                                                                                           |
| Parking:       | <b>Additional Parking, Asphalt, Attached, Garage, Garage Door Opener, Garage Faces Side, Golf Cart Garage, Kitchen Level</b> |                                                                                           |
| Construction:  | <b>Block, Frame, Wood Siding</b>                                                                                             | Garage/Spaces: <b>Yes, 2</b>                                                              |
| Roof:          | <b>Asbestos Shingle</b>                                                                                                      | Carport/Spaces: <b>Yes, 2</b>                                                             |
| Other Struct:  | <b>None</b>                                                                                                                  | Security Features: <b>Carbon Monoxide Detector(s), Security System, Smoke Detector(s)</b> |
| Patio/Porch:   | <b>Deck</b>                                                                                                                  |                                                                                           |
| New Construct: | <b>No</b>                                                                                                                    | Builder Name:                                                                             |

Property/Land/Lot

|                      |                                                                                     |                                                |
|----------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
| Club Y/N:            | <b>Yes</b>                                                                          |                                                |
| Club Membership Req: | <b>No</b>                                                                           | Club Name: <b>Highlands Falls Country Club</b> |
| Lot Features:        | <b>Close to Clubhouse, Corner Lot, Front Yard, On Golf Course, Sloped Up, Views</b> |                                                |
| View:                | <b>Golf Course, Lake, Mountain(s)</b>                                               |                                                |
| Waterfront Feat:     | <b>Lake</b>                                                                         |                                                |
| Water Access:        | <b>No</b>                                                                           |                                                |

|                 |                                                                                                            |               |                    |
|-----------------|------------------------------------------------------------------------------------------------------------|---------------|--------------------|
| Topography:     | <b>Sloping</b>                                                                                             | Road Surface: | <b>Asphalt</b>     |
| Elevation:      | <b>3501-4000</b>                                                                                           | Zoning:       | <b>Residential</b> |
| Restrictions:   | <b>Architecture Committee</b>                                                                              | Flood Plain:  | <b>No</b>          |
| Community Feat: | <b>Clubhouse, Croquet, Fishing, Fitness Center, Golf, Pickleball, Pool, Putting Green, Tennis Court(s)</b> |               |                    |

#### Systems & Utilities

|              |                                                                                                                                          |               |                                   |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------|
| Heating:     | <b>Central, Furnace, Gas</b>                                                                                                             | Sewer/Septic: | <b>Septic Permit, Septic Tank</b> |
| Cooling:     | <b>Ceiling Fan(s), Central Air, Electric</b>                                                                                             |               |                                   |
| Utilities:   | <b>Cable Connected, Electricity Connected, Phone Connected, Propane Tank Above Ground, Propane Tank Leased, Water Connected, Propane</b> | Water:        | <b>Private, Well</b>              |
| Other Equip: |                                                                                                                                          | TV/Internet:  | <b>Cable Internet, Cable TV</b>   |

#### Public Remarks

This totally renovated mountain retreat is a perfect blend of elegance and comfort, with 3,200 sf of seamless single-level living. Just a two-minute golf cart ride from the Highlands Falls clubhouse, swimming pool, croquet courts, and a fitness center, you can enjoy lunch, dinner, and a game of bridge or mahjong any time you want. Since you are just outside the Highlands Falls gates, you pay a much-reduced HOA fee. From the expansive deck, you will enjoy panoramic views of the lake and the 8 th and 9 th holes of Highlands Falls golf course with Big Bearpen Mountain in the background. Totally updated with comfort and function in mind, this beautifully renovated home lets you enjoy one-level living at its best. The spacious open concept living space combines charm and warmth with mountain chic. It features custom-milled shiplap walls in the main living areas and antique barnwood trim in several rooms, including the kitchen and coffee bar, adding to the home's charm and uniqueness. The primary suite boasts two spacious walk-in closets and heated tile floors in the ensuite bath. The bath includes a large shower, a beautiful granite-topped double sink vanity, and a private water closet. Two charming guest rooms, each with its own ensuite bathroom, are thoughtfully located on the opposite wing, providing privacy and seclusion for visitors. There is a powder room in the guest hall for guests' convenience. A spacious family room, currently used as an office, has 25-foot ceilings and barnwood beams. This room could be used as a game room or TV viewing area. Additional sleeping space could be added with a Murphy bed if desired. It could also function as a separate suite, since it has its own bathroom with a shower. Laundry and additional storage are also located here. The house has multiple areas for entertaining or seating, where adults and children can be separated yet still together. The massive windows in the sunroom, most of which are screened, can give the feeling of a screened-in porch, making the room a true four- season area. The cozy living room with a wood-burning fireplace is inviting in the fall and winter. There is an attached oversized two-car garage opening into the family room, providing easy access in inclement weather. The heated and cooled lower level provides golf cart storage and additional climate-controlled storage in an encapsulated space. The outdoor firepit area provides enjoyment on chilly evenings.

#### Association Info

|                  |                                                                                                              |              |                          |
|------------------|--------------------------------------------------------------------------------------------------------------|--------------|--------------------------|
| Assoc YN:        | <b>Yes</b>                                                                                                   | Assoc Fee:   | <b>\$900.00/Annually</b> |
| Assoc Name:      | <b>Highlands Falls Community Association</b>                                                                 | Assoc 2 Fee: | <b>\$200.00/Annually</b> |
| Assoc 2 Name:    | <b>Valley Vista</b>                                                                                          |              |                          |
| Assoc Amenities: | <b>Clubhouse, Fitness Center, Gated, Golf Course, Meeting Room, Pickleball, Pool, Sauna, Tennis Court(s)</b> |              |                          |
| Fee Includes:    |                                                                                                              |              |                          |

#### Legal/Taxes/Fees

|                      |                   |                   |                  |                 |                   |
|----------------------|-------------------|-------------------|------------------|-----------------|-------------------|
| Parcel Number:       | <b>7540789291</b> | Deed Reference:   | <b>S-37/1549</b> | Tax Year:       | <b>2025</b>       |
| Parcel All Included: | <b>Yes</b>        |                   |                  | Taxes Annual:   | <b>\$2,569.00</b> |
| Plat Book Slide:     | <b>N/A</b>        | Section:          |                  | Assessed Val:   |                   |
| Legal Description:   |                   |                   |                  |                 |                   |
| Addl Property Fees:  | <b>None</b>       | Addl Fees Annual: |                  | Addl Fees Year: |                   |

**The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.**

# 15 Elm Court, Highlands, NC 28741

Listing



MLS#: **1003861**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$1,875,000**  
DOM: **35**



|               |                     |                           |
|---------------|---------------------|---------------------------|
| Style:        | Parcel ID:          | <b>7540893236</b>         |
| Unit #:       | MLS Area:           | <b>Highlands</b>          |
| Lot #:        | County:             | <b>Macon</b>              |
| Bedrooms:     | Township:           | <b>Highlands</b>          |
| Full Baths:   | Subdivision:        | <b>Highlands Falls CC</b> |
| Half Baths:   | Yr Built:           | <b>1975</b>               |
| Total Baths:  | Levels:             | <b>3 Story</b>            |
| Sqft Apx Htd: | Vac Rental Allowed: | <b>Yes</b>                |
| Leased Y/N:   | Rental Days:        |                           |
| Lot Acres:    |                     | <b>0.51</b>               |

## Interior Features

Interior: **Cathedral Ceiling(s), Ceiling Fan(s), Dry Bar, Open Floorplan, Jetted Tub**  
Appliances: **Appliances-Stainless Steel, Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-Electric, Range-Electric, Refrigerator, Washer, Water Heater, Wine/Bar Fridge**  
Laundry: **Lower Level**  
Furnished: **Furnished**  
Flooring: **Tile, Wood**  
Fireplace: **2, Family Room, Great Room**  
Bsmnt/Found: **Daylight, Full, Walk-Out Access, Heated**  
Accessibility:

## Rooms

| <u>Room</u>      | <u>Level</u> | <u>Features</u> | <u>Description</u> |
|------------------|--------------|-----------------|--------------------|
| Great Room       | Main         |                 |                    |
| Kitchen          | Main         |                 |                    |
| Dining Room      | Main         |                 |                    |
| Primary Bedroom  | Main         |                 |                    |
| Primary Bathroom | Main         |                 |                    |
| Bedroom 2        | Upper        |                 |                    |
| Bedroom 3        | Upper        |                 |                    |
| Bathroom 2       | Upper        |                 |                    |
| Loft             | Upper        |                 |                    |
| Family Room      | Lower        |                 |                    |
| Bedroom 4        | Lower        |                 |                    |
| Bathroom 3       | Lower        |                 |                    |
| 2nd Kitchen      | Lower        |                 |                    |

## Exterior/Construction/Parking

|                |                                     |                                                                             |
|----------------|-------------------------------------|-----------------------------------------------------------------------------|
| Exterior Feat: | <b>Courtyard, Covered Courtyard</b> |                                                                             |
| Parking:       | <b>Attached, Driveway, Garage</b>   |                                                                             |
| Construction:  | <b>Concrete, Wood Siding</b>        | Garage/Spaces: <b>Yes, 2</b>                                                |
| Roof:          | <b>Mansard, Metal</b>               | Carport/Spaces: <b>No, 0</b>                                                |
| Other Struct:  |                                     | Security Features: <b>Gated Community, Gated with Guard, Security Guard</b> |
| Patio/Porch:   | <b>Deck, Porch</b>                  |                                                                             |
| New Construct: | <b>No</b>                           | Builder Name:                                                               |

## Property/Land/Lot

|                      |                                                                                                                                                                  |                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Club Y/N:            | <b>Yes</b>                                                                                                                                                       |                                                |
| Club Membership Req: | <b>No</b>                                                                                                                                                        | Club Name: <b>Highlands Falls Country Club</b> |
| Lot Features:        | <b>Back Yard, Landscaped, Sloped</b>                                                                                                                             |                                                |
| View:                | <b>Trees/Woods</b>                                                                                                                                               |                                                |
| Waterfront Feat:     | <b>None</b>                                                                                                                                                      |                                                |
| Water Access:        | <b>No</b>                                                                                                                                                        |                                                |
| Topography:          | <b>Rolling</b>                                                                                                                                                   | Road Surface: <b>Paved</b>                     |
| Elevation:           | <b>3501-4000</b>                                                                                                                                                 | Zoning: <b>Residential</b>                     |
| Restrictions:        | <b>Easements, Mandatory Owners Assoc</b>                                                                                                                         | Flood Plain: <b>No</b>                         |
| Community Feat:      | <b>Close to Town, Clubhouse, Croquet, Fitness Center, Gated, Golf, Pickleball, Pool, Putting Green, Restaurant, Tennis Court(s), Trails, Walking/Bike Trails</b> |                                                |

## Systems & Utilities

Heating:Heat Pump

Cooling:Central Air

Utilities:Electricity Connected

Other Equip:

Sewer/Septic:Private Sewer

Water:Community Water

TV/Internet:High Speed Internet

Public Remarks

Finally, a property designed with a creative touch, live-ability, and nature all rolled into one! Nestled on just over half an acre within the gated community of Highlands Falls Country Club, this beautifully updated four-bedroom, three-bath mountain retreat offers the perfect balance of timeless character and contemporary comfort. Surrounded by mature hardwoods, the home welcomes you through a charming stone courtyard framed by antique French doors, creating an unforgettable first impression. Thoughtful recent upgrades—including a new standing seam metal roof, new gutters, and updated windows—enhance both the home's appeal and long-term value. Designed for both entertaining and everyday living, the main level features an airy, open floor plan centered around a dramatic floor-to-ceiling stone fireplace. Expansive windows flood the home with natural light while remote-controlled shades provide effortless privacy. Multiple seating areas create inviting spaces to gather, and the dining area flows seamlessly onto the upper deck for indoor-outdoor living. The kitchen is thoughtfully positioned to remain connected to the main living spaces while maintaining its own sense of function and privacy. The main-level primary suite provides a peaceful retreat with a spacious ensuite bath featuring dual vanities, a soaking jetted tub, and a separate walk-in shower. Upstairs, two guest bedrooms share a full bath, while two additional loft areas offer exceptional flexibility for a home office, reading nook, media room, exercise space, or studio. The lower level is ideal for hosting family and friends, offering a second living area anchored by another stone fireplace, a kitchenette, an additional guest suite with a full bath, and direct access to the lower deck, where a queen-sized swing bed invites you to relax among the trees. Memberships to Highlands Falls Country Club are not required, but applications are available. BONUS: Established Rental Revenue History 2020-present all within HFCC rental policy. As you can see, this property offers exceptional versatility as a full-time residence, seasonal mountain escape, or investment opportunity. Conveniently located just minutes from downtown Highlands, you'll enjoy easy access to the area's celebrated dining, shopping, hiking trails, and outdoor recreation. Seller is a licensed North Carolina Real Estate Broker.

Association Info

Assoc YN:Yes

Assoc Name:Highlands Falls POA

Assoc Amenities:

Fee Includes:

Assoc Fee:\$4,018.00/Annually

Legal/Taxes/Fees

Parcel Number:7540893236

Parcel All Included:Yes

Plat Book Slide:unrecorded

Legal Description:LOT 28 BLK H HLDS FALLS

Addl Property Fees:Transfer Fee

Deed Reference:F38-838

Section:

Addl Fees Annual:

Tax Year:2025

Taxes Annual:\$4,872.28

Assessed Val:

Addl Fees Year:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

99 Balsam Lane, Highlands, NC 28741

Listing



MLS#: **1003959**  
Status: **Active**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$1,319,000**  
DOM: **18**



|               |              |                     |                           |
|---------------|--------------|---------------------|---------------------------|
| Style:        | <b>Ranch</b> | Parcel ID:          | <b>7540799115</b>         |
| Unit #:       |              | MLS Area:           | <b>Highlands</b>          |
| Lot #:        | <b>21</b>    | County:             | <b>Macon</b>              |
| Bedrooms:     | <b>4</b>     | Township:           | <b>Highlands</b>          |
| Full Baths:   | <b>4</b>     | Subdivision:        | <b>highlands falls cc</b> |
| Half Baths:   | <b>0</b>     | Yr Built:           | <b>1984</b>               |
| Total Baths:  | <b>4</b>     | Levels:             | <b>1 Story</b>            |
| Sqft Apx Htd: |              | Vac Rental Allowed: | <b>No</b>                 |
| Leased Y/N:   | <b>No</b>    | Rental Days:        |                           |
| Lot Acres:    | <b>0.83</b>  |                     |                           |

#### Interior Features

Interior: **Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Speed Internet, Walk-In Closet(s), Garden Tub**

Appliances: **Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven, Oven-Gas, Refrigerator, Washer**

Laundry: **Main Level**

Furnished: **Furnished**

Flooring: **Tile, Wood**

Fireplace: **1, Living Room, Wood Burning**

Bsmnt/Found: **Exterior Entry, Partial, Unfinished, Walk-Out Access**

Accessibility:

#### Rooms

| <u>Room</u> | <u>Level</u> | <u>Features</u> | <u>Description</u> |
|-------------|--------------|-----------------|--------------------|
| Great Room  | Main         |                 |                    |
| Bedroom 1   | Main         |                 |                    |
| Bedroom 2   | Main         |                 |                    |
| Bedroom 3   | Main         |                 |                    |
| Bedroom 4   | Main         |                 |                    |
| Kitchen     | Main         |                 |                    |
| Family Room | Main         |                 |                    |

#### Exterior/Construction/Parking

|                |                                          |                    |                                          |
|----------------|------------------------------------------|--------------------|------------------------------------------|
| Exterior Feat: | <b>Private Yard</b>                      |                    |                                          |
| Parking:       | <b>Asphalt, Garage</b>                   |                    |                                          |
| Construction:  | <b>Frame, Wood Siding</b>                | Garage/Spaces:     | <b>Yes, 2</b>                            |
| Roof:          | <b>Asphalt</b>                           | Carport/Spaces:    | <b>No, 0</b>                             |
| Other Struct:  |                                          | Security Features: | <b>Gated Community, Gated with Guard</b> |
| Patio/Porch:   | <b>Covered, Deck, Front Porch, Porch</b> |                    |                                          |
| New Construct: | <b>No</b>                                | Builder Name:      |                                          |

#### Property/Land/Lot

|                      |                                                                 |               |                                     |
|----------------------|-----------------------------------------------------------------|---------------|-------------------------------------|
| Club Y/N:            | <b>Yes</b>                                                      |               |                                     |
| Club Membership Req: | <b>No</b>                                                       | Club Name:    | <b>Highlands Falls Country Club</b> |
| Lot Features:        | <b>Gentle Sloping, Native Plants, Near Golf Course, Private</b> |               |                                     |
| View:                | <b>Mountain(s), Winter</b>                                      |               |                                     |
| Waterfront Feat:     | <b>None</b>                                                     |               |                                     |
| Water Access:        | <b>No</b>                                                       |               |                                     |
| Topography:          | <b>Level, Rolling</b>                                           | Road Surface: | <b>Paved</b>                        |
| Elevation:           |                                                                 | Zoning:       | <b>Residential</b>                  |
| Restrictions:        | <b>Mandatory Owners Assoc, Rental Restrictions May Apply</b>    | Flood Plain:  | <b>No</b>                           |
| Community Feat:      | <b>Close to Town, Gated, Trails, Walking/Bike Trails</b>        |               |                                     |

#### Systems & Utilities

|              |                                                                             |               |                            |
|--------------|-----------------------------------------------------------------------------|---------------|----------------------------|
| Heating:     | <b>Baseboard, Central, Electric, Furnace</b>                                | Sewer/Septic: | <b>Septic Tank</b>         |
| Cooling:     | <b>Heat Pump</b>                                                            |               |                            |
| Utilities:   | <b>Electricity Connected, Propane Tank Below Ground, Propane Tank Owned</b> | Water:        | <b>Community Water</b>     |
| Other Equip: |                                                                             | TV/Internet:  | <b>High Speed Internet</b> |

#### Public Remarks

Welcome to this beautifully maintained and fully furnished mountain cottage nestled behind the gates of the prestigious Highlands Falls Country Club. This charming one-level home offers a thoughtfully designed layout, featuring a spacious great room with vaulted, beamed ceilings and a striking stone fireplace at its center — perfect for cozy mountain evenings. The main living area includes a luxurious primary suite complete with a walk-in cedar closet, spa-like bath with double vanities, a deep soaking tub, and a walk-in shower. There is also an additional bedroom suite, full laundry room, and walk-in pantry add to the convenience and comfort. A separate guest wing provides privacy for visitors, featuring two ensuite bedrooms and a comfortable family room — ideal for extended stays or entertaining. Step outside to enjoy the serene mountain lifestyle on the expansive screened and covered deck, offering winter mountain views. A second open deck leads to a fenced backyard, perfect for pets or gardening. The home is tucked into a peaceful, wooded section of the community, offering privacy and tranquility. Located just minutes from downtown Highlands, this property allows you to enjoy the benefits of a gated community with or without a club membership. With an approved membership, take advantage of world-class amenities including golf, tennis, swimming, dining, and a vibrant social scene at the clubhouse. Don't miss this rare opportunity to own a turnkey retreat in one of Highlands' most sought-after communities.

Association Info

|                  |                 |                                |
|------------------|-----------------|--------------------------------|
| Assoc YN:        | Yes             |                                |
| Assoc Name:      | Highlands Falls | Assoc Fee: \$4,200.00/Annually |
| Assoc Amenities: | Gated           |                                |
| Fee Includes:    |                 |                                |

Legal/Taxes/Fees

|                      |                        |                   |          |                 |            |
|----------------------|------------------------|-------------------|----------|-----------------|------------|
| Parcel Number:       | 7540799115             | Deed Reference:   | L40-1299 | Tax Year:       | 2026       |
| Parcel All Included: | Yes                    |                   |          | Taxes Annual:   | \$3,385.00 |
| Plat Book Slide:     | 1/275/3                | Section:          |          | Assessed Val:   |            |
| Legal Description:   | LOT 21 BL H SEC 1 HFCC |                   |          |                 |            |
| Addl Property Fees:  | Transfer Fee           | Addl Fees Annual: |          | Addl Fees Year: |            |

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

# 124 Spruce Lane, Highlands, NC 28741

Listing



MLS#: **1003075**  
Status: **Pending**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Price: **\$2,350,000**  
DOM: **106**



|                        |                     |                           |
|------------------------|---------------------|---------------------------|
| Style:                 | Parcel ID:          | <b>7540879141</b>         |
| Unit #:                | MLS Area:           | <b>Highlands</b>          |
| Lot #: <b>19</b>       | County:             | <b>Macon</b>              |
| Bedrooms: <b>5</b>     | Township:           | <b>Highlands</b>          |
| Full Baths: <b>4</b>   | Subdivision:        | <b>Highlands Falls CC</b> |
| Half Baths:            | Yr Built:           | <b>1984</b>               |
| Total Baths: <b>4</b>  | Levels:             | <b>2 Story</b>            |
| Sqft Apx Htd:          | Vac Rental Allowed: |                           |
| Leased Y/N: <b>No</b>  | Rental Days:        |                           |
| Lot Acres: <b>1.27</b> |                     |                           |

## Interior Features

Interior: **Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Eat-in Kitchen, Entrance Foyer, Granite Counters, High Speed Internet, His and Hers Closets, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Appliances: **Appliances-Stainless Steel, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Oven-Electric, Refrigerator, Vented Exhaust Fan, Washer, Water Heater, Microwave-Convection**

Laundry: **Lower Level**

Furnished: **Negotiable**

Flooring: **Carpet, Ceramic Tile, Wood**

Fireplace: **2, Family Room, Living Room**

Bsmnt/Found: **Crawl Space**

Accessibility:

## Rooms

| <u>Room</u>     | <u>Level</u> | <u>Features</u> | <u>Description</u> |
|-----------------|--------------|-----------------|--------------------|
| Kitchen         | Main         |                 |                    |
| Dining Room     | Main         |                 |                    |
| Living Room     | Main         |                 |                    |
| Primary Bedroom | Main         |                 |                    |
| Bathroom 2      | Main         |                 |                    |
| Bathroom 3      | Main         |                 |                    |
| Bathroom 4      | Lower        |                 |                    |
| Bedroom 5       | Lower        |                 |                    |
| Family Room     | Lower        |                 |                    |
| Laundry         | Lower        |                 |                    |

## Exterior/Construction/Parking

Exterior Feat: **Garden, Private Yard, Generator-Partial**

Parking: **Driveway, Garage, Garage Door Opener, Garage Faces Front**

Construction: **Wood Siding**

Roof: **Shake**

Other Struct:

Patio/Porch: **Rear Porch**

New Construct: **No**

Garage/Spaces: **Yes, 2**

Carport/Spaces: **No, 0**

Security Features:

Builder Name:

## Property/Land/Lot

Club Y/N: **Yes**

Club Membership Req: **No**

Club Name: **Highlands Falls Country Club**

Lot Features: **Close to Clubhouse, Gentle Sloping, Landscaped, Native Plants, On Golf Course, Paved, Views, Waterfront**

View: **Golf Course, Pond, Ridge, Year Round**

Waterfront Feat: **Pond**

Water Access: **Yes**

Topography: **Flat, Rolling**

Elevation:

Restrictions: **Architecture Committee, Mandatory Owners Assoc, Other Covenants**

Zoning: **Residential**

Flood Plain: **No**

Community Feat: **Clubhouse, Fitness Center, Gated, Golf, Pickleball, Pool, Putting Green, Restaurant, Tennis Court(s), Trails**

## Systems & Utilities

Heating: **Furnace**

Cooling: **Central Air, Heat Pump**

Sewer/Septic: **Other , Septic Tank**

Utilities: **Cable Available, Electricity Connected, Sewer Connected, Water Connected**

Water: **Private**

Other Equip: **TV/Internet: Cable Internet, Cable TV**

Public Remarks

Located on a 1.27 acre view lot only minutes to downtown Highlands in the desirable Highlands Fall Country Club, this beautiful updated home has a prime view overlooking 3 holes on the golf course. The home offers the perfect location: fabulous views in a private setting with lush landscaping and terrain that slopes gently to the lake. RECENTLY RENOVATED including new shake roof and encapsulation, the home has 5 spacious bedrooms and 4 bathrooms. A short walk or golf cart ride brings you to the Club (membership Optional).Designed with both relaxation and entertaining in mind, the open floor plan features vaulted ceilings, stone fireplaces, and a beautiful wood floors. The updated kitchen has a lovely seating area and showcase new counter tops and a large Island that seamlessly flows into the living room. The master suite, located on the main level, offers privacy, while two additional bedrooms and a guest bath are located on the opposite side-perfect for family and guests. Upper and lower rear decks stretch across the length of the home, ideal for outdoor living and enjoying the peaceful views. The lower level features two ensuite bedrooms and a family room with a large bar area. Stone fireplaces on both levels enhance the homes welcoming atmosphere. Convenience is key with an oversized 2-car garage and a separate golf cart garage for added storage. The fully fenced yard is pet-friendly, and a generator ensures comfort during any power outages. A serene pond at the rear of the property adds to the tranquil surroundings and privacy. Perfect for both entertaining guest and quite moments in nature, this home is just 2 miles from downtown Highlands , shops and restaurants-a quick five-minute drive. With its prime location, stunning golf course views, and well-designed living spaces (furnishings available), this Highlands Falls Country Club property offers unparalleled lifestyle.

Association Info

Assoc YN: **Yes**

Assoc Name: **Highlands Falls Country Club**

Assoc Fee: **\$3,953.00/Annually**

Assoc Amenities:

Fee Includes:

Legal/Taxes/Fees

Parcel Number: **7540879141**

Deed Reference: **D-43 1526**

Tax Year: **2026**

Parcel All Included: **Yes**

Taxes Annual: **\$3,740.00**

Plat Book Slide: **5/214**

Section:

Assessed Val:

Legal Description:

Addl Property Fees: **None**

Addl Fees Annual:

Addl Fees Year:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

# 223 Chestnut Cove, Unit #6B, Highlands, NC 28741

Listing



MLS#: **1002462**

Status: **Pending**

Recent: **09/02/2026 : Pending : AUC->PND**

Prop Type: **Residential**

Sub Type: **Townhouse/Condominium**

Price: **\$725,000**

DOM: **229**



Style: **Contemporary**

Unit #: **6B**

Lot #: **0**

Bedrooms: **2**

Full Baths: **2**

Half Baths: **2**

Total Baths: **2**

Sqft Apx Htd:

Leased Y/N: **No**

Entry Level:

Lot Acres: **0.01**

Parcel ID: **7550050035**

MLS Area: **Highlands**

County: **Macon**

Township: **Highlands**

Subdivision: **Highlands Falls CC**

Yr Built: **1989**

Levels: **2 Story**

Vac Rental Allowed:

Rental Days:

Unit/Complex Nm: **Chestnut Cove**

## Interior Features

Interior: **Beamed Ceilings, Eat-in Kitchen**  
Appliances: **Appliances-Stainless Steel, Dishwasher, Disposal, Dryer, Microwave, Oven-Electric**  
Laundry: **Washer-Dryer Connection**  
Furnished: **Furnished**  
Flooring: **Carpet, Tile, Vinyl**  
Fireplace: **1, Living Room, Stone , Wood Burning**  
Bsmnt/Found: **Block, Crawl Space, Exterior Entry**  
Accessibility:

## Rooms

| Room            | Level | Features | Description |
|-----------------|-------|----------|-------------|
| Living Room     | Main  |          |             |
| Primary Bedroom | Main  |          |             |
| Bedroom 2       | Main  |          |             |
| Dining Room     | Main  |          |             |
| Kitchen         | Main  |          |             |

## Exterior/Construction/Parking

Exterior Feat: **Storage**  
Parking: **Asphalt, Common, Parking Pad**  
Construction:   
Roof: **Shingle**  
Other Struct:   
Patio/Porch: **Covered, Rear Porch, Screened, Side Porch**  
Garage/Spaces: **No, 0**  
Carport/Spaces: **No, 0**  
Security Features: **Gated Community, Security Gate**

## Property/Land/Lot

Club Y/N: **Yes**  
Club Membership Req: **No**  
Lot Features: **Near Golf Course**  
View: **Mountain(s), Trees/Woods**  
Waterfront Feat: **None**  
Water Access: **No**  
Topography: **Flat**  
Elevation: **3501-4000**  
Restrictions: **Mandatory Owners Assoc, Other, Rental Restrictions May Apply**  
Club Name: **Highlands Falls Country Club**  
Road Surface: **Paved**  
Zoning: **Residential**  
Flood Plain: **No**  
Community Feat: **Close to Town, Gated, Trails**

## Systems & Utilities

Heating: **Central, Electric, Heat Pump**  
Cooling: **Ceiling Fan(s), Central Air, Electric, Heat Pump**  
Utilities: **Electricity Connected**  
Other Equip:   
Sewer/Septic: **Private Sewer**  
Water: **Community Water**  
TV/Internet: **Cable Internet, Cable TV**

## Public Remarks

This 2 bedroom, 2 bath condo in Chestnut Cove at Highlands Falls Country Club offers easy, low maintenance mountain living. The lower level layout includes two comfortable bedrooms with updated baths. The primary suite features a walk in closet and a tiled walk in shower. The open living and dining area works well for everyday use or entertaining. Outdoor spaces include a covered back deck with mountain views and a screened side porch that is perfect for relaxing. The kitchen offers plenty of cabinet space and quality KitchenAid appliances. Chestnut Cove is a true lock and leave community, ideal for seasonal owners while still home to many year round residents. Recent updates to landscaping,

stonework, and pavement add to the appeal. Located inside the gates of Highlands Falls Country Club, optional membership provides access to the clubhouse and amenities including golf, pool, and fitness center.

Association Info

Assoc YN: **Yes**

Assoc Name: **Highlands Falls Community Association**

Assoc 2 Name: **Chestnut Cove POA**

Assoc Amenities: **Gated, Parking, Trails/Paths**

Fee Includes:

Assoc Fee: **\$4,800.00/Annually**

Assoc 2 Fee: **\$5,900.00/Annually**

Legal/Taxes/Fees

Parcel Number: **7550050035**

Parcel All Included: **Yes**

Plat Book Slide: **0**

Legal Description: **CHESTNUT COVE 6B**

Addl Property Fees: **Amenity Fee**

Deed Reference: **X43-1525**

Section:

Addl Fees Annual:

Tax Year: **2025**

Taxes Annual: **\$1,660.85**

Assessed Val:

Addl Fees Year:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.