



Style: 1 Story, Arts and Crafts	Unit Name: Chestnut Cove
Bedrooms: 2	Building: 8
Full Baths: 2	Unit #: A
Half Baths: 0	Area: Highlands
Year Built: 1988	Subdivision: Highlands Falls CC
Apx Heated SqFt: 1001-1500	Township: Highlands
Furnished: Yes	County: Macon
Pets: Yes	Section: 2
New Construction: No	Lot Number: 0
Handicap Accessible: No	Lot Size: 0
Allotted Parking Spaces: 1.50	Search Acres: 0-.5
Car Storage: None	Lake/Stream Name:
Septic Permit # Bedrooms:	

Deed Book: V-30	Deed Page: 2	Plat Cab: 1	Plat Slide: 425
Portion /All of PIN: All	Tax Amount: 1109.73	Tax Year: 2022	
Gated Community: Yes	Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:
Zoning: No	Zoning Type:	Flood Zone: No	Front of House Exposure: West
HOA: Yes	Total Annual Fees: 8450	Fee Year: 2022	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Additional Parking, Close to Town, Gated Access, Paved Access, Other-See Remarks			
Land Description: Gently Rolling, Partially Cleared		View: Golf Course, Good, Year Round	
Elevation: 3501-4000		Frontage: Golf	
Exterior Features: None			

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

Appliances: Dishwasher, Disposal, Dryer, Electric Oven/Range, Grill Top, Refrigerator

Interior Features: Cathedral Ceilings, Ceiling Fans, Eat-in Kitchen, Walk-in Closet, Washer/Dryer Connection, Window Treatments

Other Rooms: None

Fireplace: Living Room, Stone, Wood Burning

Construction: Frame, Wood Siding	Water: Private
Basement/Foundation: Block Wall, Crawl Space, Dirt Floor, Entrance-Outside, Unfinished	Sewer/Septic: Private Sewer
Roof: Shingle	Heating: Baseboard, Electric
Porch/Patio/Deck: Back, Covered, Deck, Enclosed, Porch, Screened, Side	Cooling: None
Driveway: Paved	TV/Internet: Cable Internet, Cable TV

Internet Remarks: Just half a flight of steps take you to this one level condo with cathedral ceilings and a wonderful open atmosphere. The kitchen is open to the great room and is large enough to accommodate a breakfast table and chairs. The stove is a down draft Jenn-Air with an extra burner cartridge. The great room accesses two decks where you can enjoy the cool mountain air and watch the golfers on the 13th fairway of the Highlands Falls Country Club golf course. The large primary suite has a private water closet/shower area, a walk-in closet, and access to the deck. Offered furnished - just bring your toothbrush and your golf clubs or croquet mallet! Social or golfing memberships to HFCC are available but not required. Amenities include a championship golf course, tennis, pickle ball, croquet, swimming, and a clubhouse.

Directions: From Highlands, take 64 East towards Cashiers to HFCC on right. Go through gate and at the 4-way stop go straight. Proceed past the Swim & Tennis Center to Chestnut Cove on right. At the "T" stop turn right. Bear right into the cul de sac. The building is on the left. Upper right hand unit.

Information Herein Deemed Reliable but Not Guaranteed

