

MLS #: T102373U (In-Due Diligence)

List Price: \$625,000

141 Chestnut Cove Highlands, NC 28741



Style: 1 Story	Unit Name: Chestnut Cove
Bedrooms: 2	Building: 3
Full Baths: 2	Unit #: 3A
Half Baths: 0	Area: Highlands
Year Built: 1989	Subdivision: Highlands Falls CC
Apx Heated SqFt: 1001-1500	Township: Highlands
Furnished: Yes	County: Macon
Pets: Yes	Section: 2
New Construction: No	Lot Number: N/A
Handicap Accessible: No	Lot Size: 0
Allotted Parking Spaces: 1.50	Search Acres: 0-.5
Car Storage: Parking Space	Lake/Stream Name:
Septic Permit # Bedrooms:	

Deed Book: R-37	Deed Page: 41	Plat Cab:	Plat Slide:
Portion /All of PIN: All	Tax Amount: 1117.81		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: East
HOA: Yes	Total Annual Fees: 8055.00		Fee Year: 2023
Club Membership Rqurd: No		Club Name: Highlands Falls Country Club	
Fees: Association Fee, Transfer Fee			
Community Amenities: Gated Access, Paved Access			
Land Description: Gently Rolling, Partially Cleared		View: Golf Course, Great, Pond	
Elevation: 3501-4000		Frontage: Golf, Pond	
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	Main	

Appliances: Dishwasher, Disposal, Dryer, Electric Oven/Range, Microwave, Refrigerator, Washer	
Interior Features: Breakfast Bar, Cathedral Ceilings, Ceiling Fans, Eat-in Kitchen, Walk-in Closet, Washer/Dryer Connection, Window Treatments	
Other Rooms: Sun Room	
Fireplace: Living Room, Wood Burning	
Construction: Wood Siding	Water: Private
Basement/Foundation: Entrance-Outside	Sewer/Septic: Private Sewer
Roof: Shingle	Heating: Central, Electric, Heat Pump
Porch/Patio/Deck: Back, Deck, Porch	Cooling: Central, Electric
Driveway: Paved	TV/Internet: Cable Internet, Cable TV

Internet Remarks: This wonderful upper-level residence in Highlands Falls Country Club is bathed in abundant natural light and comes fully furnished, with only a few exceptions. It boasts cathedral ceilings, central heat and air conditioning, a delightful stone fireplace, a generously sized sun porch, and an inviting eat-in kitchen. Large windows frame picturesque views of the majestic mountains that surround the property. From the spacious back deck, you'll enjoy an exceptional vantage point overlooking the 11th fairway, a tranquil pond, and the scenic mountains. For those interested, an optional club membership (subject to approval) grants access to a range of amenities, including golf, tennis, croquet, pickleball, dining, and swimming.

Directions: From Main Street in Highlands take 64 toward Cashiers. Turn into Highlands Falls Country Club and go through security. Go straight at the 4-way stop. After passing the tennis courts and pool take a right into Chestnut Cove. Go left to #141, which is an upper level unit.

Information Herein Deemed Reliable but Not Guaranteed

