


\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

<b>Residential</b> <b>68618 Active</b>	<b>392 Montreat Drive</b> <b>Cashiers, NC 28717</b>	<b>L\$1,125,000</b>
	<b>Addtl Status:</b> <b>Area:</b> <b>Subdivision:</b> Cedar Meadows <b>Lot Size/Acres:</b> 2.580 <b>Lake/Stream:</b> <b>Township:</b> Cashiers <b>County:</b> Jackson <b>Section:</b> <b>Lot #:</b> D <b>Beds:</b> 4 <b>Baths/HBaths:</b> 4 / 1 <b>Apx Htd SF:</b> <b>Furnished:</b> Yes <b>Apx Year Built:</b> 2003 <b>CityLimits:</b> No <b>Club Mem Req:</b> No <b>Road Maint:</b> No <b>Road Maint Fee:</b> <b>Zoning:</b> No <b>Zoning Type:</b> <b>New Const:</b> No <b>Hndcap Access:</b> No <b>FSBO:</b> No <b>Flood Plain:</b> No <b>Srch Acres:</b> 2 - 3	

<b>Deed Rest:</b> Yes	<b>HOA:</b> Yes	<b>Tot Ann Fee:</b> 400	<b>Fee Year:</b> 2009
<b>Deed Bk/Pg:</b> 1485 / 385	<b>PIN:</b> 7583-22-8970	<b>Portion/All of PIN:</b> All	<b>Taxes:</b> \$3,835.41
<b>Tax Year:</b> 2008	<b>Owner:</b> Beavers		

**APPROXIMATE ROOM DIMENSIONS**

ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS	ROOM	LEVEL	DIMENSIONS
Living:	M		Kitchen:	M		Bedroom 3:	U	
Dining:	M		Laundry:	M		Bedroom 4:	L	
Family:	L		Master BR:	M		Bedroom 5:		
Den/Office:	L		Bedroom 2:	U		OTHER:		

**FEATURES**

**Int Features:** Breakfast Bar , Cathedral Ceilings , Ceiling Fans , Kitchen Island , Pantry , Security System , Walk-in Closet , Washer/Dryer Connection , Workshop

**Ext Features:** None

**Other Rooms:** Bonus room

**Appliances:** Cook-top Built-in Propane , Dishwasher , Disposal , Dryer , Microwave , Range/Oven , Refrigerator , Washer

**Fireplace:** 2 or More , Gas Starter , Living Room , Master Bedroom , Wood Burning , Other-See Remarks

**Amenities:** Gated Access , Paved Access

**Fees:** Association Fee

**Docs on File:** Topo/Arial Photo

<b>Bsmnt/Found:</b> Entrance-Outside , Finished , Full , Heated	<b>Style:</b> Tri-Level
<b>Porch/Patio/Deck:</b> Covered , Porch , Screened	<b>Const:</b> Frame , Other-See Remarks
<b>Topo/Lot Desc:</b> Gently Rolling	<b>Water:</b> Shared Well
<b>Floor Coverings:</b> Tile , Wall/Wall Carpet , Wood	<b>Sewer:</b> Septic Installed
<b>Car Storage:</b> Double Carport	<b>View:</b> Exceptional , Long , Mountain
<b>Frontage:</b> None	<b>Driveway:</b> Paved
<b>Heating:</b> Central , Electric , Gas	<b>Roof:</b> Shingle
<b>TV/Internet:</b> Satellite TV	<b>Cooling:</b> Central , Electric
<b>Financing:</b> Cash	

**Remarks:** Excellence defines this lovely home in Cedar Meadows. Cathedral pine ceilings, Australian Cypress flrs & a massive stone FP in great rm. Kitchen w/cherry cabinets, stainless appliances, granite c'tops. Master on main w/beamed ceiling, fireplace, 2 walk-in closets, cultured marble tub/shower. 2 guest rms w/private BA's on 2nd flr; Lower level game rm, BR, full BA, 2 bonus rms. Mtn. & rockface views.

**Directions:** From the Cashiers crossroads, take US Hwy 64 E to left onto Cedar Creek Rd. Go approximately 1 mile then turn right into Cedar Meadows (Montreat Drive). Home is at the end of Montreat Drive.

**Internet Rems:** Excellence defines this lovely home in Cedar Meadows. Cathedral pine ceilings, Australian Cypress flrs & a massive stone FP in great rm. Kitchen w/cherry cabinets, stainless appliances, granite c'tops. Master on main w/beamed ceiling, fireplace, 2 walk-in closets, cultured marble tub/shower. 2 guest rms w/private BA's on 2nd flr; Lower level game rm, BR, full BA, 2 bonus rms. Mtn. & rockface views.

**AGENT/BROKER INFO**

<b>List Off:</b> BETSY PAUL PROPERTIES, INC.	<b>List Agt:</b> ELIZABETH PAUL, BIC	<b>Agent#:</b> <u>1</u>
<b>Firm/Office:</b> <a href="tel:1780">178/0</a>	<b>Phone:</b> (828) 743-0880	<b>Cell:</b> (828) 506-4093
<b>Phone/Fax:</b> (828) 743-0880 / (828) 743-0881	<b>Email:</b> <a href="mailto:info@betsypaulproperties.com">info@betsypaulproperties.com</a>	
<b>Email:</b> <a href="mailto:info@betsypaulproperties.com">info@betsypaulproperties.com</a>	<b>Co LAgt:</b>	<b>Agent#:</b>

**Showing:** Contact List Office

**Agent Rems:** Information deemed accurate but not guaranteed; verify all with your independent sources.

<b>List Date:</b> 07/28/2009	<b>Short Sale/FrcIs:</b> No	<b>Internet:</b> Yes	<b>Show Add:</b> Yes
<b>Expire Dt:</b> 07/28/2010	<b>Sign:</b> Yes	<b>Buyer Broker:</b> Yes	<b>Buyer Bkr Fee:</b> 3.000%
<b>Tmp off Mkt Dt:</b>	<b>VRC:</b> No	<b>Sub Agent:</b> Yes	<b>Sub Agent Fee:</b> 3.000%
<b>With Date:</b>	<b>Org LA:</b> ELIZABETH PAUL, BIC	<b>Org SA:</b>	

<b>Pend Date:</b>	<b>Pending Agt:</b>	<b>Contingency:</b>	<b>DOM/CDOM:</b>	63/371
<b>Closing Date:</b>	<b>Orig List \$ :</b> \$1,170,000 -	<b>Possession:</b> At Close		
<b>Contract Date:</b>				

--- Information herein deemed reliable but not guaranteed ---  
Copyright 2009 by Highlands-Cashiers Board of REALTORS, Inc. 09/28/2009 12:17 PM