

R W466953A  
Add. Status: None

449 Windy Hill Dr. Waynesville, NC 28785

List: \$244,000

Firm: 55

Agt: 6

**Area / County** - Haywood      **City / Comm:** Waynesville  
**Subdivision:** Dogwood Acres      **Inside City:** No  
**Bedrooms:** 3      **SqFt Range:** 1600-1900  
**Baths:** 2      **Apx Yr. Built:** 2002  
**Half Baths:** 0      **Taxes:** 1211  
**Deed Bk/Pg:** 531 / 2097      **Tax Year:** 2009  
**Condo/TH Lvl:**      **Zoning:** R-1  
**Assoc Fee/Per:** NO /      **Deed Rest:** Yes  
**Owner:** VOLKMER      **PIN:** 8608-70-9861



**Apx Acres:** .55      **Lot Dim:**      **Rd Maint Agrmt:** No      **Maint Agrmt \$:**  
**State Rd:** No      **Road Ftg:**

**Apx 1st Flr Fin SF:** 1,788      **Apx 2nd Flr Fin SF:** 0      **Apx 3rd Flr Fin SF:** 0  
**Apx BSMT Fin SF:** 0      **Apx UnFin BSMT SF:** 0      **Handicap Acc:** Yes  
**Elementary:** JONATHAN VALLEY      **Middle School:** WAYNESVILLE      **High School:** TUSCOLA

ROOM	APX DIM/DESC	LEVEL	ROOM	APX DIM/DESC	LEVEL
Living Rm:		1	MBR:	LARGE	
Dining Rm:	OPEN	1	BR 2:		
Great Rm:	OPEN	1	BR 3:		
Family Rm:			BR 4:		
Kitchen:	A COOKS DELIGHT	1	BR 5:		
Laundry:		1	Bath 1:		
1/2 BA 1:			Bath 2:		
1/2 BA 2:			Bath 3:		
Bonus Rm:	BREAKFAST ROOM	1	Other:		

**Interior Features:** Breakfast Bar , Fireplace - Gas Vented , Formal Dining Rm , Jet Tub , Master on Main , Open Floorplan , Pantry , Split BR Plan , Walk-In Closet(s) , Water Heater-Electric

**Exterior Features:** Deck(s) , Insulated Doors , Insulated Windows

**Appliances:** Cooktop , Dishwasher , Double Oven , Microwave , Refrigerator

**Does Not Convey:** -

**Style:** 1 Story , Cottage/Bungalow      **Ext Finish:** Stone , Vinyl Siding  
**Bsmnt/Fnd:**      **Garage/Crpt:** Garage Dbl Main  
**Floors:** Carpet , Tile      **Roof:** Architectural Shingle  
**Heating:** Gas Forced Air      **Cooling:** Heat Pump  
**Water:** City      **Sewer:** Septic  
**Const. Type:** Site Built      **Porch:** Back , Covered , Front  
**Lot Desc:** Mountain View , Private , Year Round View      **Street:** Paved  
**Drive:** Concrete      **Docs On File:** Aerial , Res. Prop Disclosure  
**Financing:** Cash , Conventional , VA      **Showing Inst:** Call List Agent , Call List Office , Confirm Req. Before Show , MLS-Showing Service , Supra Lock Box

**Addit. Stat.:** None

**Directions:** -TAKE HWY 276 NORTH TO RIGHT ON UTAH MOUNTAIN RD.GO TO WINDY HILL ROAD AND TURN LEFT. GO TO 449 ON LEFT. SEE SOGN

**Remarks:** ONE LEVEL LIVING WITH PRIVACY AND VIEWS YET CONVENIENT TO SHOPPING, SKING, HIKING. STROLL AROUND THE HOUSE AND ENJOY THE MANY VARIETIES OF BEAUTIFUL FLOWERS, PLANTS AND TREES. SIT ON THE COVERED FRONT PORCH AND ENJOY THE MOUNTAIN AND VALLEY VIEW. THE HOME IS LIGHT AND BRIGHT WITH OPEN FLOOR . 10 FT CEILINGS SPLIT BEDROOMS. THE KITCHEN IS A DREAM DESIGN FOR EASY ENTERTAINING.ENJOY THE VIEW FROM BREAKFAST ROOM.FORMAL DINING AREA.

**Prepared For You By:**  
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Photo Gallery MLS# W466953A



FRONT OF HOME



VIEW



GREAT ROOM



BREAKFAST ROOM



KITCHEN



BACK OF HOUSE

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LARGE WALK IN CLOSET



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OFFICE



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FLAME AZALEA



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NICE STONE WORK



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IRIS BED



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SITTING ROOM

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