

Customer Display

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R W445346A
Add. Status: None

449 FLYING HAWK TRAIL Waynesville, NC 28786

List: \$398,500

Firm: 55

Agt: 3

Area / County	- Haywood	City / Comm:	Waynesville
Subdivision:	Villages Of Plott Creek	Inside City:	No
Bedrooms:	3	SqFt Range:	2300-2600
Baths:	2	Apx Yr. Built:	1999
Half Baths:	1	Taxes:	2019
Deed Bk/Pg:	464 / 1204	Tax Year:	2008
Condo/TH Lvl:		Zoning:	NONE
Assoc Fee/Per:	950 / YEAR	Deed Rest:	Yes
Owner:	LIPSEY	PIN:	7685-86-7008



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Apx Acres: 2.49	Lot Dim:	Rd Maint Agrmt:	Maint Agrmt \$:
State Rd: No	Road Ftg:		

Apx 1st Flr Fin SF: 1,576	Apx 2nd Flr Fin SF: 0	Apx 3rd Flr Fin SF: 0
Apx BSMT Fin SF: 940	Apx UnFin BSMT SF: 636	Handicap Acc: No
Elementary:	Middle School:	High School:

ROOM	APX DIM/DESC	LEVEL	ROOM	APX DIM/DESC	LEVEL
Living Rm:	OAK FLOORS	1	MBR:	15'8" X 17'8"	1
Dining Rm:	OAK FLOORS	1	BR 2:	CARPET	B
Great Rm:			BR 3:	CARPET	B
Family Rm:	TILE	B	BR 4:		
Kitchen:	ISLAND - TILE	1	BR 5:		
Laundry:		1	Bath 1:		1
1/2 BA 1:		1	Bath 2:		B
1/2 BA 2:			Bath 3:		
Bonus Rm:			Other:		

Interior Features: Alarm System , Cathedral Ceiling(s) , Ceiling Fan(s) , Fireplace - Gas Unvented , Formal Dining Rm , Jet Tub , Kitchen Island , Master on Main , Walk-In Closet(s) , Window Treatments

Exterior Features:
Appliances: Cooktop , Dishwasher , Double Oven , Generator , Refrigerator

Does Not Convey: -

Style: 2 Story w/basement	Ext Finish: Vinyl Siding
Bsmt/Fnd: Bas Full Part Finished	Garage/Crpt: Garage Dbl Main
Floors: Carpet , Ceramic Tile , Hardwood	Roof: Architectural Shingle
Heating: Gas Forced Air , Propane	Cooling: Central
Water: Private Well	Sewer: Septic
Const. Type: Site Built	Porch: Balcony , Wrap Around
Lot Desc: 4000-4500 ft. Elev. , Creek/Stream , Gated Community , Paved Frontage , Private , Wooded	Street: Paved
Drive: Paved	Docs On File: Deed Restrictions , Floor Plan , Res. Prop Disclosure , Survey
Financing: Cash , Conventional	Showing Inst: 24 HR Notice , Call List Agent
Addit. Stat.: None	

Directions: -PLOTT CREEK RD TO LEFT INTO VILLAGES OF PLOTT CREEK, TO LEFT ON SERENITY MT NORTH TO LEFT ON FLYING HAWK TRAIL TO HOME ON LEFT (SIGN)

Remarks: -BEAUTIFUL HOME IN VILLAGES OF PLOTT CREEK, ENJOY THE SOUNDS OF RUSHING WATER, WRAP AROUND DECK WITH ACCESS FROM MASTER, SPACIOUS KITCHEN, OPEN LIVING AREA, VIEWS WITH SOME TRIMMING, GENERATOR, FULL HOUSE FAN, GAS FIREPLACE, WALK IN CLOSETS, LARGE MASTER BEDROOM AND BATH, SECURITY SYSTEM, 2 CAR GARAGE, BUILT IN BOOKCASES, COMMON AREAS INCLUDE OPEN AIR PAVILION, PRIVATE PICNIC AREA ALONGSIDE WATERFALL, OVER 200 ACRES IN CONSERVATION EASEMENT

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EXTERIOR



KITCHEN



LIVING



DINING



FOYER



MASTER BEDROOM

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JET TUB



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FAMILY ROOM



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BEDROOM TWO



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BEDROOM THREE



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DRIVE



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CREEK

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