

MLS #: R104585A (Active)

List Price: \$5,699,000

Lot 7-D Falls Drive West Highlands, NC 28741



Style: 2 Story, Contemporary
 Bedrooms: 5
 Full Baths: 5
 Half Baths: 1
 Furnished: No
 Year Built: 2025
 New Construction: Yes
 Handicap Accessible: No
 Apx Heated SqFt: 5001+
 # Bonus Rooms: 2
 Car Storage: Double Garage, Golf Cart Storage
 Septic Permit # Bedrooms:

Area: Highlands
 Subdivision: Highlands Falls CC
 Township: Highlands
 County: Macon
 Section: 2
 Lot Number: 7-D
 Lot Size: 1.05
 Search Acres: 1-2
 Lake/Stream Name:

Deed Book: Z-42	Deed Page: 1248	Plat Cab:	Plat Slide:
PIN: 7550045510	Portion /All of PIN: All	Tax Amount: 361.38	Tax Year: 2023
Gated Community: Yes	Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:
Zoning: Yes	Zoning Type:	Flood Zone: No	Front of House Exposure:
HOA: Yes	Total Annual Fees: 4206	Fee Year: 2024	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee, Transfer Fee			
Community Amenities: Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pickleball, Pool, Putting Green, Tennis			
Land Description: Steep, Wooded	View: Golf Course, Great, Long, Mountain, Wooded, 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	Main	
Dining Rm	Main		Laundry	Main		Bedroom 4	Lower	
Family Rm	Lower		Master Bdrm	Main		Bedroom 5	Lower	
Den/Office	Lower		Bedroom 2	Main		Other Rm	Lower	

Appliances: Dishwasher, Dryer, Exhaust Hood, Ice Maker, Oven/Range-Dual Fuel, Refrigerator Built-in, Washer
 Interior Features: Built-ins, Cathedral Ceilings, Ceiling Fans, Elevator, Formal Dining Room, Kitchen Island, Pantry, Sound Wired, Walk-in Closet, Washer/Dryer Connection, Wet Bar, Wine Storage
 Other Rooms: Bonus Room, Fitness Room, Music Room, Office
 Fireplace: 2 or More, Deck, Gas Logs, Living Room
 Construction: Frame, Wood Siding
 Basement/Foundation: Full, Poured Wall, Walkout
 Roof: Metal, Shingle
 Porch/Patio/Deck: Back, Covered, Deck
 Driveway: Paved
 Water: Community Water
 Sewer/Septic: Private Sewer
 Heating: Central, Electric, Furnace, Heat Pump
 Cooling: Central, Electric, Heat Pump
 TV/Internet: Cable Internet, Cable TV

Internet Remarks: This beautifully designed contemporary home by Garrell Associates will be built on lot seven on HFCC Golf Hole number 13. The photos are from an identical home under construction by the same architect and general contractor who will be building this home in HFCC. The HFCC location will provide golf course views. This home's fit, finishes, and fixtures will be of the highest quality. The house will have four levels: an upper level, the main level, and two lower levels. The main level will have 2611 heated square feet of living space, and the next lower level will have approximately 2300 HSF. The current house plans provide roughly 5700 HSF of living space. This can be expanded to close to 7000 HSF if the lowest level is finished. Custom builder Steve Gajda will construct the home. Steve Gajda founded Complete Property Services in 2011 after a long career in real estate, property management, and construction project management. He is a licensed North Carolina general contractor and has worked on five Cashiers Designer Showhouse homes. He is known throughout Highlands/Cashiers and the surrounding area for his commitment to the highest quality workmanship and prides himself on always being available to his clients. The home is located in the gated community of Highlands Falls Country Club. The recreational amenities provided by the HFCC are provided by membership in the Club. HFCC offers golf, croquet, tennis, pickleball, swimming, and fine dining and has a very active ACBL-sanctioned bridge game twice a week. Application for membership to Highlands Falls CC is subject to approval by the HFCC Board of Directors. Homeowners are not required to join HFCC. Highlands Falls Country Club has recently completed a significant and successful renovation of the golf course and the clubhouse. website -<https://www.lot7dfallsdrivewest.com/mls>

Directions: From Highlands, take HWY 64 towards the Hospital and turn right into HFCC. Continue past the security gate. Head straight through the 4-way stop intersection, go through the National Forest, past the tennis courts, and turn right onto Falls Drive East. Follow Falls Dr. E a short distance to a stop sign. Take a right onto Falls Drive West. The lot is just after the Benson home on the right.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R106006A (Active)

List Price: \$997,000

80 Ridge Lake Circle Highlands, NC 28741



Style: 1 Story	Area: Highlands
Bedrooms: 3	Subdivision: Highlands Falls CC
Full Baths: 2	Township: Highlands
Half Baths: 0	County: Macon
Furnished: Yes	Section: 2
Year Built: 1983	Lot Number: 14
New Construction: No	Lot Size: .06
Handicap Accessible: Yes	Search Acres: 0-.5
Apx Heated SqFt: 1501-2000	Lake/Stream Name:
# Bonus Rooms:	
Car Storage: Attached, Door Opener, Golf Cart Storage	
Septic Permit # Bedrooms:	

Deed Book: F-42 Deed Page: 852 Plat Cab: 1 Plat Slide: 263-7

PIN: 7540867018 Portion /All of PIN: All Tax Amount: 1790.74 Tax Year: 2024

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: North

HOA: Yes Total Annual Fees: 6558 Fee Year: 2024

Club Membership Rqurd: No Club Name: Highlands Falls Country Club

Fees: Amenity Fee, Annual Road, Annual Water, Association Fee, Transfer Fee

Community Amenities: Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Lake/Pond, Paved Access, Pool, Putting Green, Tennis

Land Description: Steep View: Great, Mountain

Elevation: 3501-4000 Frontage: Golf

Exterior Features: None

	Level	Room Dim		Level	Room Dim		Level	Room Dim
Living Rm	Main		Kitchen	Main		Bedroom 3	Main	
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, Gas Oven/Range, Microwave, Refrigerator, Washer

Interior Features: Breakfast Bar, Ceiling Fans, Vaulted Ceilings, Walk-in Closet, Window Treatments

Other Rooms: None

Fireplace: Living Room, Stone

Construction: Frame, Wood Siding Water: Private

Basement/Foundation: Crawl Space, Entrance-Outside Sewer/Septic: Private Sewer

Roof: Shingle Heating: Central, Gas, Heat Pump

Porch/Patio/Deck: Back, Covered, Deck, Screened, Side Cooling: Electric, Heat Pump

Driveway: Paved TV/Internet: Cable Internet, Cable TV

Internet Remarks: Welcome to your perfectly-sized mountain retreat located close-to-town in Highlands Falls Country Club. This fully furnished 3-bedroom, 2-bath home is in wonderful condition and boasts a lovely mountain view, making it a rare find. Almost everything was tastefully renovated in 2016, including all-new flooring, a beautifully updated kitchen with upgraded GE slate appliances, including a 5-burner gas range, and a stunning master bath with heated tile floors. You'll love the cozy yet spacious feel of the home, with a new Lennox HVAC system keeping you comfortable year-round, and an LG washer and dryer for added convenience. The spacious screened porch with mountain views truly enhances your living space. Storage is abundant with a large walk-in master closet and floored attic space. Recent updates include a new golf cart garage door and opener, a new roof in 2018, and new sliding glass doors leading to the deck from two of the bedrooms. Enjoy low-maintenance living in the mountains, where membership to the club is optional, but access to the fantastic amenities is just a membership away. Highlands Falls offers a championship golf course, croquet lawns, tennis and pickleball, pool, fishing, upscale clubhouse with world class dining, and the best fitness center on the mountain. This home offers the perfect blend of comfort, style, and convenience — don't miss out!

Directions: From downtown Highlands take Hwy 64 East two miles, then turn right into HFCC. Go through the gate then take a right onto Falls Drive West. Go left on Ridge Lake Circle (top of first hill) then take an immediate right.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R106138U (In-Due Diligence)

List Price: \$1,075,000

974 Sky Lake Drive Highlands, NC 28741



Style: 2 Story, Traditional

Bedrooms: 3

Full Baths: 3

Half Baths: 0

Furnished: Partially

Year Built: 1976

New Construction: No

Handicap Accessible: No

Apx Heated SqFt: 2001-2500

Bonus Rooms: 1

Car Storage: Attached, Double Garage,

Other-See Remarks

Septic Permit # Bedrooms:

Area: Highlands

Subdivision: Highlands Falls CC

Township: Highlands

County: Macon

Section:

Lot Number: 2 & 3

Lot Size: .84

Search Acres: .5-1

Lake/Stream Name:

Deed Book: H-35 Deed Page: 704 Plat Cab: Plat Slide:

PIN: 7541808221 Portion /All of PIN: All Tax Amount: 3648.55 Tax Year: 2023

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:

HOA: Yes Total Annual Fees: 4206 Fee Year: 2024

Club Membership Rqurd: No Club Name: Highlands Falls Country Club

Fees: Association Fee, Transfer Fee

Community Amenities: Additional Parking, Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Paved Access, Pickleball, Pool, Putting Green, Tennis

Land Description: Gently Rolling, Other-See Remarks View: Golf Course, Some

Elevation: Frontage: Golf

Exterior Features: Garden Space

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

Appliances: Dishwasher, Disposal, Dryer, Oven/Range-Electric, Refrigerator, Tankless Water Heater, Wine Cooler

Interior Features: Pantry, Wine Storage

Other Rooms: Bonus Room, Other-See Remarks

Fireplace: Gas Logs, Living Room, Stone

Construction: Frame Water: Community Water

Basement/Foundation: Entrance-Inside, Finished, Full, Heated, Sewer/Septic: Septic Tank

Walkout-Level, Other-See Remarks Heating: Central

Roof: Shingle Cooling: Central

Porch/Patio/Deck: Back, Covered, Front, Screened, Other-See TV/Internet: Cable Internet, Cable TV

Remarks

Driveway: Circular, Paved

Internet Remarks: Join the Exclusive Highlands Falls Country Club Community! Enjoy secure gated entry and access to a clubhouse, golf, swimming, tennis, pickleball, and more. This private corner lot, located by the 5th fairway, offers a wrap-around driveway with dual access from Sky Lake Dr. The property includes covered parking, a two-car garage, additional golf cart parking, and a golf cart is included. This (partially) furnished home is a blend of modern luxury and charm, featuring: New kitchen appliances paired with antique lighting from Old Edward's Inn & Spa. A great room with vaulted ceilings, providing access to a screened porch and open deck. A cozy living room with a fireplace and a separate screened deck. Oversized windows flood the home with natural light, with built-in blinds for privacy. All bedrooms, including the primary suite with an en-suite bathroom, are on the main level. The lower level offers a spacious bonus room with a bar sink, wine cooler, ice maker, and custom cabinets. A custom steam shower in the oversized full bathroom with heated floors, adds to the home's luxurious appeal. Ample storage is available throughout, including: A large utility room with a washer/dryer off the kitchen and a separate pantry. Two linen closets, a large closet in the bonus room, and additional storage and freezer space in the garage. This home is equipped with an abundance of electrical outlets, including well-placed floor outlets to minimize clutter and reduce tripping hazards. To live behind the gates of this beautiful community, membership to Highlands Falls Country Club is suggested, but not mandatory. Community amenities available to members.

Directions: From the entrance of Highlands Falls Country Club. Pass through the gate. Take a left at the first stop sign. After traveling down the large hill - turn to the right on Sky Lake Drive. Turn left at the first driveway on your left.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R106269A (Active)

List Price: \$1,895,000

1471 Falcon Ridge Highlands, NC 28741



Style: 1 Story, Contemporary, Traditional
 Bedrooms: 3
 Full Baths: 3
 Half Baths: 0
 Furnished: Negotiable
 Year Built: 1997
 New Construction: No
 Handicap Accessible: No
 Apx Heated SqFt:
 # Bonus Rooms: 1
 Car Storage: Attached, Double Garage,
 Golf Cart Storage
 Septic Permit # Bedrooms:

Area: Highlands
 Subdivision: Highlands Falls CC
 Township: Highlands
 County: Macon
 Section: 2
 Lot Number: 4 & 5
 Lot Size: 1.9
 Search Acres: 1-2
 Lake/Stream Name:

Deed Book: W-37	Deed Page: 879	Plat Cab:	Plat Slide:
PIN: 7550155691	Portion /All of PIN: All	Tax Amount: 4029.91	Tax Year: 2024
Gated Community: Yes	Deed Restrictions: Yes	Road Maintenance: Included in HOA	Road Maintenance Fees:
Zoning: Yes	Zoning Type: Res	Flood Zone: No	Front of House Exposure:
HOA: Yes	Total Annual Fees: 4206	Fee Year: 2024	
Club Membership Rqurd: No	Club Name: Highlands Falls Country Club		
Fees: Association Fee			
Community Amenities: Clubhouse, Close to Town, Croquet, Fitness Center, Gated Access, Golf Course, Pickleball, Pool, Putting Green, Tennis			
Land Description: Gently Rolling, Wooded		View: Rock Face, Stream, Waterfall, Wooded, Year Round	
Elevation: 3501-4000		Frontage: Waterfall	
Exterior Features: Generator-Partial, Shed, Water Feature			

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

Appliances: Cook-top Built-in Prop, Dishwasher, Double Oven, Dryer, Microwave, Refrigerator, Wall Oven, Washer, Wine Cooler
 Interior Features: Breakfast Bar, Cathedral Ceilings, Ceiling Fans, Kitchen Island, Pantry, Security System, Skylight, Walk-in Closet, Washer/Dryer Connection, Wine Storage
 Other Rooms: Office
 Fireplace: Gas Logs, Living Room
 Construction: Wood Siding
 Basement/Foundation: Encapsulated, Poured Wall, Walkout-Level
 Roof: Shingle
 Porch/Patio/Deck: Back, Covered, Deck, Screened
 Driveway: Paved
 Water: Community Water
 Sewer/Septic: Private Sewer
 Heating: Central, Furnace
 Cooling: Central, Electric
 TV/Internet:

Internet Remarks: Privately situated on two lots totaling 1.90 acres with Rock Creek Falls traversing through this unique property. This beautiful 3 bd/3ba home features open living spaces that flow seamlessly to the large, screened porch overlooking the falls and wading pools. The sounds from the waterfall can be mesmerizing and certainly relaxing. The gourmet kitchen is open to the living and dining areas and to a side den with a gas-log fireplace. The fireplace has two sides and is open to the living room. The bridge over the waterfall leads to a path that goes to a playhouse. There are creative opportunities for the use of the playhouse overlooking the waterfall. The home is located in the gated community of Highlands Falls Country Club. The recreational amenities provided by the HFCC come through membership in the Club. HFCC offers golf, croquet, tennis, pickleball, swimming, and fine dining and has a very active ACBL-sanctioned bridge game twice a week. Application for membership to Highlands Falls CC is subject to approval by the HFCC Board of Directors. Membership in HFCC is not required of the homeowners in the HFCC subdivision. Highlands Falls Country Club has recently completed a significant and very successful renovation of the golf course and the clubhouse. In 2024, HFCC built a new state-of-the-art pickleball facility and a new swimming pool facility near the clubhouse.

Directions: From Highlands: Take Hwy 64 East toward Cashiers to Highlands Falls CC on right. Go through the gatehouse to the 4-way stop. Go straight to Falls Drive East and pass the tennis/pickleball courts. Continue past the Chestnut Cove condo entrance and bear right up the hill to the stop sign. Turn left onto Falcon Ridge. The Buchanan/Garrett home is on the right

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