

**To:** Showing Agents & Interested Parties

**Re:** 190 White Tail, MLS # 464695, 1 mile From Wolf Laurel Resort

**Bullet Point Features/Incentives**

\*Custom Log home at 3,500Ft elevation, located on 10 acres. Completely secluded and private but mere minutes from I-26, Exit 3. Less than 2 miles from Wolf Laurel County Club, Wolf Ridge Ski Resort, The Appalachian Trail, and much more.

\*This property has many upper end features for homes with acreage, but is priced at County Market Average \$/SF for those types of sales.

\*Owner financing is available. Home was designed by owner with chemical sensitivities, among the adjustments made are a lack of duct work and forced air. Heat source for home is the 5 gas log fireplaces. Documents/invoices are on file to validate that costs of year round heat are in line with propane, gas burners, etc.

\*Exterior: Features custom large diameter logs, with single car garage attached, and more than 1,200 SF of patio and decks with unique Twisted Mountain Laurel railings from which to take in the long range, year round mountain views. Incredible, peaceful grounds with creeks, walking paths amid flowering trees, and terraced landscaping with three seasons of color, completely washed in sunlight and serenity.

\*Creeks are shown on Topo/GIS, the one running closest to the home is most easily accessed from driveway. A wide walking path leads there at the point where the underground cable markers are located. Personally we would foresee a gazebo setting at creekside, just downstream from where the path crosses the creek.

\*Interior: 8 rooms with 3BR/3BA, and vaulted great room/dining/kitchen combination. Features, including wormy wood cabinets, 5 gas log fireplaces and unusual custom stone and tile work throughout give this private retreat real character, most furniture conveys, owner financing is an option.

\* 2 BR's on main level, master has fireplace and hand laid stone finished BA with its own personal gas fireplace. Great Room opens to deck, has built-in shelves, lower level features second family room with gas fireplace, opens to patio, 3rd BR with gas fireplace, and hand laid stone floors. Much furniture conveys.