

**To:** Showing Agents & Interested Parties

**Re:** 544 Unakite Lane, MLS # 451879, Wolf Laurel Resort

**Bullet Point Features/Incentives**

**\*General:** 2,722 SF, 3 BR, 3 BA, at 4,850 Ft elevation with 270 degree views of the Mt Mitchell range, massive stone fireplace, hot tub, almost 1,200 SF of decks, 2+ acres, a singular home and location, top 5% of views in WNC.

**\*Exterior:** 2.16 acres on a level and unique point of land which parks 8-10 cars. Second lot is negotiable and could be excluded from sale at seller's discretion. Much exterior glass and large window wall, for a very modern look. One of the most distinctive locations at Wolf Laurel. Country Club membership with this home at a special price is possible from seller.

**\*Improvements:** Many new features including, Andersen Windows and Doors, Roof and Flashing, (2006), Kitchen Floor, (2005), Appliances, (2006), Gutter Guards, (2005), Landscaping, (2005), Hot Water Heater, (2004), and Finished Basement, (2003), with 922 Sq Ft, 19x14 Rec Room, 18x14 BR, Full Bath, Utility/Laundry and Storage. Receipts for all improvements are in Sellers's possession and can be made available.

**\*Interior:** 1,800 Sq Ft upstairs, with 16 Ft Cathedral Ceiling, very open floor plan, Huge stone fireplace, Jacuzzi hot tub, Master BR 12X17, Second BR 12x11, Media/Office, 12x10.

**\*Utilities:** Heat source on the basement level is electric hydronic, i.e., carries water and therefore transmits heat more efficiently than conventional electric. Upper level is standard baseboard electric with newly installed 30,000 BTU Gas Logs. Seller Agrees to provide home warranty up to \$500 with acceptable offer.

**\*Other:** Hot Tub: If offer should occur when not in use, Seller is willing to have \$500 in escrow until adequate operation is known. 6 months rental on satellite dish remains as of June, 2011.

**\*Items to convey,** and not covered under fixtures in the offer to purchase will be addressed on an as needed basis.