

MLS Number: R8478



**Listing Price: \$355,000**  
**Address: 12 Olde Duffer Drive**  
**Acreage: 0.6**  
**Total Heated: 3369**  
**Area: Nebo**



**Office Contact Info:**  
Listing Agent: Lee Sisk  
Email: [leesisk@verizon.net](mailto:leesisk@verizon.net)  
Address: 125 S. Main Street  
Office: 828-652-3797

**Interior /SQ FT Details**

**Exterior Details**

**Features/Utilities**

**BEDROOMS: 3**  
**FULL BATHS: 2**  
**HALF BATHS: 1**  
**INTERIOR FEATURES:** Attic Storage, Eat-in Kitchen, Fireplace(s), Formal Dining Room, Great Room, Large Master Bedroom, Main Bedroom-Main Level, Pocket Doors, Rec/Game Room, Walk-in Closet(s), Washer/Dryer Connection, Whirlpool, Window Treatments  
**INTERIOR WALLS:** Sheetrock  
**FLOORING:** Carpet, Ceramic Tile, Hardwood  
**APPLIANCES:** Cooktops, Dishwasher, Microwave, Range/Oven, Refrigerator, Washer, Dryer  
**FIREPLACE:** Gas Fireplace

**SQ FT Breakdown**  
**Main Level:** 2842  
**2nd Level:** 487  
**Unfinished basement:** 144

**STYLE:** Contemporary, Ranch  
**YEAR BUILT:** 1999  
**NEW CONSTRUCTION:** No  
**SUBDIVISION:** Lake Club Estates  
**APX LOT DIMENSIONS:** 103 x 249 x 150 x 295  
**LAKE FRONT:** No  
**ROAD FRONTAGE:** 100/295  
**LOT DESCRIPTION:** Corner Lot, Dead End/Cul-de-Sac, Year Round Views  
**EXTERIOR FEATURES:** Insulated Windows, Storm Doors  
**EXTERIOR FINISH:** Vinyl Siding  
**ROOF:** Architectural Shingles  
**FOUNDATION:** Partial Basement  
**GARAGE/CARPORT:** Double Garage, Garage Door Opener  
**DRIVEWAY SURFACE:** Circular, Paved  
**PORCH:** Back Porch, Patio

**TOWNSHIP:** Nebo  
**IN CITY LIMITS:** No  
**COUNTY:** McDowell  
**FIRE DISTRICT:** Nebo  
**ELEMENTARY SCHOOL:** Nebo  
**MIDDLE SCHOOL:** East McDowell  
**HIGH SCHOOL:** McDowell High  
**ROAD SURFACE:** Circular, Paved  
**ROAD MAINTENANCE:** State  
  
**Utilities**  
**PRIMARY/SECONDARY HEAT:** Gas Forced Warm Air, Gas Logs (2nd)  
  
**COOLING:** Heat Pump  
**WATER/SEWER:** Well, Septic  
**ELECTRIC:** Duke Power  
**CABLE:** Available

**Comments/Description:**

This home will please everyone in the family! Offering a location adjoining the first fairway of Marion Lake Club Golf Course, it is perfect for the golfing enthusiast with golf cart garage under the home and paved path to the fairway. Add to this the two block walk, or golf cart drive, to the Lake Club boat ramp and picnic area (or less than one mile drive to Lake James State Park) and double the opportunities for outdoor recreational pleasure. Enjoy the beauty of Lake James, without the price, and golfing too! But this is only the beginning of the offerings this property holds for a new family! This home is perfect for family living and for entertaining as well with an open, flowing floor plan that begins at the front door that leads to the formal living and dining rooms with a full wall of window and doors that open to the back terrace. A split bedroom plan, the spacious master bedroom has plenty of

room for king sized bed, standard bedroom suite furniture and a sitting area in a bay window nook that looks out across the golf course and has a private French door access to the back terrace and patio. This suite also has his & her closets and vanity areas in the expansive bath whose focal point is the large whirlpool tub with adjoining separate shower and water closet. The great room off the living room includes a kitchen to please any family chef with bay window breakfast nook and family room with built-in cabinets and gas log fireplace. This room also has access to the golf course view and back terrace which open the living/entertaining area to the outdoors for your grilling and dining or just plain lounging while enjoying evening sunsets. A remote controlled, retractable 20' awning offers additional shading on the terrace. Off the kitchen and dining rooms is a hallway that accesses your two additional bedrooms, one with a large walk-in closet and one with two closet areas, which are served by a Jack & Jill bath with two vanities and separate room for bathing and toilet. Across from the bedrooms are the powder room and laundry room with access to the oversized garage at the end of the hall. This garage offers automatic door openers and single entry door. There is plenty of space for two cars, storage and workshop area here! And plenty of guest parking space is available along the circular, concrete paved drive. The main level of this home has 9' ceilings, oak hardwood floors, moldings, columned dining room, and countless extra features to make living here a joy. From the inside hallway you access the 527 SF bonus room over the garage by way of a handsome oak stairway. Fully finished, heated and cooled, this space can be used as a media room, game room or large 4th bedroom with sitting area. Dormer windows bathe this space in light and a full sized door opens to a large floored attic storage area. This home is wired for a door and window and motion detector security system, is built with truss system in flooring and ceilings, that make changes to your floor plan possible throughout. Propane gas heat is fueled from an underground 500 gallon storage tank that is connected to the furnace, gas log fireplace and gas grill area on the back terrace. So if your imagination has been sparked, call today to schedule your tour of this handsome home!

*McDowell County Real Estate Professionals Working for You.*