



Powder Horn Estates Value Lot

3.09 +/- Acres | Watauga County, NC | \$47,900



ADDRESS

Lot PE 304 Sleepy Creek Trail
Deep Gap, NC 28618

LOCATION

Listing Agent and/or Buyers
Representative must accompany all
tours.

PROPERTY SUMMARY

Lot #304 is a value estate lot that can stand alone or be combined with adjacent lots for added land and seclusion. With two driveway access points and two ideal build sites, it's perfect for a main home and guest house—short-term rentals are allowed. Tucked away on quiet Sleepy Creek Lane in the PH Estates, it offers privacy while remaining close to the clubhouse and amenities.

Powder Horn Mountain is a gem of a community offering authentic mountain living with a renovated clubhouse, pool, gym, game room, trails, reservable campsites, stream access for fishing or swimming, and a community chapel.

Ideal for a full-time residence or mountain retreat. POA dues are \$1,930/year, covering all services and amenities. Minimum home size is 1,600 sq ft (1,200 on the first floor for two-story homes). Guest houses and rentals are allowed. Contact the listing agent for details and restrictions. Come build a home—and a life!

nationalland.com/listing/powder-horn-estates-value-lot



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