



## Special Homesite with Seclusion & Views

4.05 +/- Acres | Watauga County, NC | \$84,900



### ADDRESS

Lot PE 306 Sleepy Creek Trail  
Deep Gap, NC 28618

### LOCATION

Listing Agent and/or Buyers Agent  
must accompany all showings.

### PROPERTY SUMMARY

Lot 306 offers the perfect blend of privacy and convenience in Powder Horn Mountain. Located at the end of the road with a flat driveway, this secluded homesite is surrounded by mature trees, Mountain Laurel, rock outcroppings, and long-range mountain ridge views—ideal for building your dream retreat.

Enjoy top-notch amenities in this vibrant mountain community, including a renovated clubhouse with pool, kitchen, game room, gym, and deck overlooking the lake. Miles of trails lead to scenic spots, and campsites along the stream are available for overnight adventures. Flyfishing, swimming, and even a community chapel with Sunday services make this a year-round haven.

Recent acreage adjustment improves the build site—contact the agent for updated survey. POA dues are \$1,930/year, and minimum build size is 1,600 sq ft (1,200 on main for 2 story). Guest houses and short-term rentals are allowed. Contact agent

[nationalland.com/listing/special-homesite-with-seclusion-views](https://nationalland.com/listing/special-homesite-with-seclusion-views)



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