



Cloud Catcher Cabin



For Sale by Owner
\$925,000



(843) 509-4829



westmatt81@gmail.com



CloudCatcherCabin.com



49 Long Crested Drive, Banner Elk NC 28604

**3 bedrooms | 3 bathrooms | 1,632 sq ft
NEWLY BUILT - BEST VALUE IN EAGLES NEST**



This move-in-ready home features 3 bedroom suites, 3 baths, one floor level entry, and Southern exposure. It is located in the heart of the villages of Eagles Nest, and features a professionally designed interior. The home is FULLY FURNISHED with a stocked kitchen, a large sunset deck, and long-range views.



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MOUNTAIN LIVING AT ITS FINEST

It is positioned near the Great Camp for summer concerts, as well as many exciting outdoor activities for the entire family, such as fast access to the Main Gate to reach either The Beech Mountain or Sugar Mountain Ski Resorts, and Fly Fishing in Elk River Trout Stocked Waters. Membership is available to the Beech Mountain Club for fine dining, golf, and tennis. The home is already set up for a rental program, which will be turnkey for the buyer.



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**Premier Location within Eagles Nest.
Quick access to both the main gate
and John Erwin express gate.**

**LOCATION
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- **Main Street Banner Elk - 4 miles**
- **Sugar Ski Mountain - 8 miles**
- **Beach Ski Mountain - 10 miles**



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BRAND NEW HOT TUB

Enjoy spectacular mountain views from a brand-new hot tub!

* The picture shows a similar-looking hot tub. For the exact make/model, contact the realtor.



COVERED BACK DECK FOR MORE OUTLIVING



The design is complete. The drawings and permit application are ready to go.

Just hand off to a contractor (recommendations available) and enjoy your covered deck possibly before you even move in to your new home.



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EAGLES NEST COMPS

49 Long Crested Drive is priced below or equal to these beautiful homes sold in the past 12 months.

380 High Valley Overlook

\$975,000

Sold October 18, 2022

3 bedrooms, 3 bathrooms, 1,632 sq ft

Exact same floor plan

\$597 / sq ft

No hardwood floors in bedrooms

No hot tub

15-minute longer drive to Front Gate



36 Long Crested Drive

(across the street)

\$1,188,000

Sold October 3, 2023

3 bedrooms, 3 bathrooms, 1,884 sq ft

\$630 / sq ft



Cliffside Trail

\$1,188,000.00

Sold July 7, 2023

3 bedrooms, 3 bathrooms, 2,007 sq ft

\$630 / sq ft



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EAGLE'S NEST COMPS

OTHER COMPS

ADDRESS	749 Eagle Cliff Trail	673 Eagle Springs Trail	186 Firesong Lane
SOLD PRICE	\$1,375,000	\$1,312,410.00	\$1,350,000
DATE SOLD	July 7, 2023	February 28, 2023	March 31, 2023
SIZE	3 bedrooms 3 bathrooms 1,545 sq ft	3 bedrooms 4 bathrooms 2,134 sq ft	3 bedrooms 4 bathrooms 2,380 sq ft
PRICE / SQ FT	\$889	\$615	\$592



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TURN-KEY INVESTMENT OPPORTUNITY



BLUE RIDGE
MOUNTAIN RENTALS

Easy start - Already listed with Blue Ridge Mountain Rentals (BRMR). BRMR completely manages the property including the hot tub, yard, and everything else you can imagine.

To learn more, contact Lisa Smith
800.237.7975 ext. 111
www.BlueRidgeRentals.com

Potential to earn between \$60,000 to \$75,000 in bookings depending on desired occupancy and other factors.

Average nightly rate of \$375 to \$575.



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EAGLE'S NEST

SERVING SUMMER CAMP VIBES ALL YEAR LONG



GREAT CAMP

The social epicenter of Eagles Nest, Great Camp hosts a plethora of amenities and activities for the whole family to enjoy while gathering with friends and neighbors.



EAGLE'S NEST WINERY

Kick back with a glass and take in the gorgeous views at the new Eagles Nest Winery, offering some of Napa Valley's finest wines at a premium value.



ON-SITE DOLLAR GENERAL

Located at the Toy Barn at Great Camp, a first-of-its-kind Dollar General concept store is accessible for all your basic needs. Stop by for food or supplies during your time at Eagles Nest. The store is open 24/7 for your convenience.



SPORTMAN'S LODGE

Get your game on at North Pavilion, featuring gorgeous views and multiple sports fields, gaming areas, and activity centers for some friendly competition and socializing.

FOR MORE INFORMATION, VISIT EAGLESNESTATBANNERELK.COM



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UTV/ATV TRAILS

Eagles Nest is one of the few communities in the region to offer an extensive network of UTV/ATV trails for scenic rides exploring lush forests, winding ridgelines, and deep valleys.



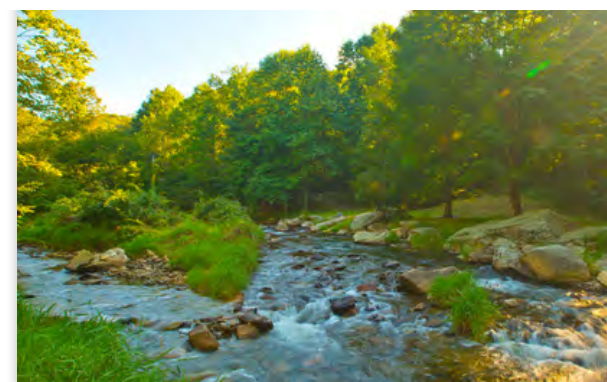
DOUBLE EAGLE LODGE

Double Eagle Lodge offers on-site lodging for guests or families building their homes at Eagles Nest, with full accommodations and majestic views of the surrounding mountains.



HIKING TRAILS

Explore the thousands of acres at Eagles Nest by hiking along the scenic trails winding across the property, from the banks of the Elk River to 5,000-foot peaks and everything in between.



RIVER CLUB

Located along the banks of the famous Elk River, the exclusive River Club grants members various amenities, including 2,000 feet of private riverfront to one of the area's coveted trophy trout fishing waterways and access to the rustic River Lodge.

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FOR MORE INFORMATION

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