



## Contact Exclusive Listing Broker:

David Wynn, Broker, RRS, RECS, CPS, ABR  
[hotelbroker@wynndcorp.com](mailto:hotelbroker@wynndcorp.com)  
[www.wynndcorprealty.com](http://www.wynndcorprealty.com)

**Classification:** Golf Course Community, destination full hospitality Retreat/ Lodge / Hotel/ Inn / Resort. Sells turnkey in "as is" condition. Is not in operation since 2005. Sells equipped with considerable personal property. Inventory list link included herein.

**Location:** Western North Carolina - East of Asheville, NC

- Peaceful country drive approximate 15 minutes through rural, un-developed area South of I - 40
- Foothills for NC Blue Ridge Mountains
- Easy day trips to countless area attractions, to many to list here

**Potential uses -** Retreat / Resort

Spa Retreat / Resort  
Religious - Spiritual  
Holistic Healing  
Alternative Medical  
School

Other Special Purpose uses where a destination location is advantageous.

**Price:** \$2.2 m

No appraisal is available.

**Terms:** Cash to seller. Some owner financing is possible to qualified buyer.

**Acres:** 48.186 +/- acres as per survey dated 8/18/05

- POA fees to be determined between PMPOA and resort buyer
- PMPOA provides water, sewage disposal facilities and road maintenance
- Several acres are un-improved and may have various usage possibilities (subject to association zoning / restrictions) such as;
  - Residential development / Spec houses
  - Resort expansion
  - Small RV Resort

**Website:** [www.wynndcorprealty.com](http://www.wynndcorprealty.com)

**Email:** [info@WynnDcorp.com](mailto:info@WynnDcorp.com)

**Fax:** 770-783-8358

**1780 Setzer Cove Road, Maggie Valley, NC 28751**

Professional Affiliations: National Association Realtors – North Carolina Association Realtors  
Haywood County Board of Realtors – Haywood County MLS – Resort & Recreational Specialist  
Worldwide Recreation & Resort Sales Council – Real Estate Cyberspace Society – REBAC



- Adjoins Golf Course

**Topography:** Flat, rolling, gentle rolling, small amount steep. Wooded and Open Grassy areas.

**Condition:** Seller reports everything was working, to the best of his knowledge when it was in operation in 2005, excepting: Swimming pool and dressing / bath house at dining / conference hall. This pool was not used by current owner. Pool's condition is unknown. Dressing rooms at this pool are in need of rehab. Otherwise it is believed that little is needed in the way of property improvements to open the businesses.

Property has been unused since 2005 but shows well considering that. In need of some freshening up, especially in gardens. Link to list of renovations, repairs completed by seller in 2004 and 2005 included.

Broker states qualified inspections are always recommended and Broker makes no representation as to condition of property in any way.



Lodge patio area

We Need to Talk About the Globe!

**Lodge / Hotel - 83 rooms and suites**

- From Burke County Property Cards; Broker has not verified or measured buildings.
- Total Square footage - 48,745
- Heated Square footage - 33,696
- Age; estimated to have been constructed in the 1970's
  - Two story, frame, masonry / stone structure, exterior corridor.
  - Housekeeping facilities, fully equipped
  - Exercise - workout facilities
  - Breakfast area
  - Meeting / Conference room (s)
  - Five units have "Whirlpool Jet Tubs"
  - Game room
  - Office (s)
  - Lodge reception center
  - Swimming pool
  - Affronts the golf course

[www.wynndcorp Realty.com](http://www.wynndcorp Realty.com) - Email: [hotelbroker@WynnDCorp.com](mailto:hotelbroker@WynnDCorp.com)

Fax : 770-783-8358

1780 Setzer Cove Road, Maggie Valley, NC 28751

Professional Affiliations: National Association Realtors - North Carolina Association Realtors  
Haywood County Board of Realtors - Haywood County MLS - Resort & Recreational Specialist  
Worldwide Recreation & Resort Sales Council - Real Estate Cyberspace Society - ICI World



- Four tennis courts
- Miniature golf facilities
- Children's recreation playground
- Hot Tub
- Picnic and various other recreational areas and possibilities
- Inn Keepers apartment



Three massive stone fireplaces in Dining areas

**Separate Conference and dining center**



Lodge pool and Hot Tub



Vacant Land

**www.wynndcorp Realty.com - Email: [hotelbroker@WynnDCorp.com](mailto:hotelbroker@WynnDCorp.com)**

**Fax : 770-783-8358**

**1780 Setzer Cove Road, Maggie Valley, NC 28751**

Professional Affiliations: National Association Realtors – North Carolina Association Realtors  
Haywood County Board of Realtors – Haywood County MLS – Resort & Recreational Specialist  
Worldwide Recreation & Resort Sales Council – Real Estate Cyberspace Society – ICI World





[www.wynndcorprealty.com](http://www.wynndcorprealty.com)

**Contact Exclusive Listing Broker:** David Wynn, Broker, RRS,  
RECS, CPS, ABR  
[hotelbroker@wynndcorp.com](mailto:hotelbroker@wynndcorp.com)  
[www.wynndcorprealty.com](http://www.wynndcorprealty.com)

Ph 828-926-5060

WynnDcorp Realty

**BROKER DISCLAIMER / DISCLOSURE**

The information included herein may have been provided by third parties. It is assumed accurate and correct but is not verified nor guaranteed by WynnDcorp.

WynnDcorp Real Estate and Business Brokers, David Wynn, Broker has no reason to believe that the information included herein is not correct and accurate but it is not guaranteed. This presentation is offered subject to change, errors, omissions, change in price, prior sale, or withdrawal without notice. There may be additional information available from other sources. We do not warrant, condition, the suitability of the offering, or property, for any particular purpose and do not assure of any future business venture. A history of successful operation does not guarantee future success. Purchasers are hereby advised to consult with their advisors and inspectors.

**Contact Exclusive Listing Broker:**

David Wynn, Broker, RRS, RECS, CPS, ABR

[hotelbroker@wynndcorp.com](mailto:hotelbroker@wynndcorp.com)

[www.wynndcorprealty.com](http://www.wynndcorprealty.com)

Ph 828-926-5060

[www.wynndcorprealty.com](http://www.wynndcorprealty.com) - Email: [hotelbroker@WynnDCorp.com](mailto:hotelbroker@WynnDCorp.com)

Fax :770-783-8358

1780 Setzer Cove Road, Maggie Valley, NC 28751

Professional Affiliations: National Association Realtors – North Carolina Association Realtors  
Haywood County Board of Realtors – Haywood County MLS – Resort & Recreational Specialist  
Worldwide Recreation & Resort Sales Council – Real Estate Cyberspace Society – ICI World

