

# Campbell Mountain Estates

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Waynesville and Maggie Valley, NC

***Country Size Lots - City Amenities and Conveniences***

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**In Addition to Natural Beauty and Wonderful Location,  
Campbell Mountain Estates has much to offer the most discriminating home-  
owner**



**Gated Community**

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## Community street lighting

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**Easy Access**

**Public water**



**Paved roads and streets**

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**Driveways and house site pads in place**

**Minutes to Waynesville, Asheville and Maggie Valley for shopping, attractions,  
services and entertainment**

**Minutes to Blue Ridge Parkway and Great Smokey Mountains**

**Long range mountain views from most lots**

**Overlooking Maggie Golf Course and Club**

**Underground utilities**



**Private, gated setting on ridge  
overlooking Campbell Mountain  
Estates and Maggie Club and Golf  
Course**

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**Fine Home for Sale or 1031 Exchange**

**1031 Exchange for Income Property or Agricultural Land**

**Maggie Valley, NC**

**Ridge Top Setting, Overlooking Golf Course, and Long Range Mountain Vistas**



Views Westward from the Sunroom across Maggie Valley Club Golf Course

***The Home's Characteristics :***

- Wonderful Views in most any direction -
- Long range view of and across several mountain vistas
- Golf Course
- Across Golf Course, mountains so close you know you are in Appalachian Blue Ridge Mountains at the Great Smokies.
  - Fully Gated property
  - Ridgeline setting between Campbell Mountain Estates (gated community) and Maggie Valley Country Club Estates.
  - The only home in Campbell Mountain with golf cart rights to golf course
  - 100% Paved access
  - Unique Conventional Style, not your typical Mountain Home
  - Quality home build by Clark and Leatherwood, reputable commercial builders
  - Professionally landscaped with abundance of mature plants
  - Easily Maintained Grounds

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

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

**Fax: 770-783-8358**

**PO Box 461, Maggie Valley, NC 28751**



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

- Security System
- Private but not secluded
- Gas Logs Fireplace, three sided see through
- Vermont type vented gas heater in large master bedroom suite
- Electric heat pump - air conditioner
- Two Covered concrete porches to enjoy views to the East, North and South
- Large Sunroom to enjoy views to the West and South (not heated). Fireplace would add to enjoyment and use.
- One level living
- Large Master Bedroom
- Two Guest Bedrooms
- Three Baths
- Combination Living Room, Den - Dining sharing the gas log fireplace
- Propane Hot Water Heater, Dryer and Range / Oven
- Beautifully and fully Furnished
- Modified Vaulted Ceilings in Master Bedroom and Living Areas
- Floors: Hardwood, Tile, Carpet
- Two Car Garage and Utility Room
- 10 minutes to Historic Waynesville, NC and 25 minutes to Asheville, NC. 2.5 hrs appx to Atlanta and Charlotte
- 10 Minutes to Blue Ridge Parkway

## WynnDcorp Realty

### Property Information: (provided by Haywood County Land Records)

- Land size: 1.37 acres
- Year Built: 1999
- Effective Year Built: 2004
- Heated Area: 2470 s/f
- Finished Sunroom (unheated): 425 s/f
- Large 2 Car Garage
- Utility Room
- Two Covered Concrete Porches
- Style: Conventional
- Condition: Good
- Exterior: Vinyl
- Roof: Asphalt Shingle
- Foundation: Crawl space, Concrete foundation
- Baths: 3, Tile floors, two with tub and shower, one shower
- Fireplaces: 1, Viewed from 3 sides, propane / gas logs

We Network the Globe!

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1780 Setzer Cove Road, Maggie Valley, NC 28751



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Mountain Vistas to the South East, East and North East



Note the Privacy alone on that part of the Ridgeline.

[Please open the Photo Slideshow for more photos.](#)

<http://www.wynndcorp.com/info/Shipman.wmv>

**We Network the Globe!**

**Contact: David Wynn, Broker, RRS, RECS, CPS, ABR**

[Send Email](#)

Phone - 828-926-5060

**For Sale or 1031 Exchange for Income Properties or Agricultural Land in \$750,000 price range.**

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