

# 165 NATURES WAY

BOONE, NC 28607 | MLS #: 245458

\$910,000 | 2 BEDS | 1 BATHROOMS |



- Approximately 3 acres
- Multiple, Usable Structures for storage or rental potential
- Horse Barn
- Rental Property
- Koi Pond
- Spring Fed Waterfalls
- Mature Vegetation
- Heated Greenhouse, Raised garden beds and large chicken coop

View Online: <http://www.viewlisting.info/116293>

For Instant Photos: Text 132657 To 415-877-1411

Full time residence and listing agent must accompany, so please no drive-bys! This one of a kind property offers multiple structures and rental income potential all on 3 acres and only a 10 minute drive to Boone! The main home is an authentic, rustic cabin with a main bedroom and full bath on the first level, with an open kitchen/dining and living space. The main home also offers the relaxing sounds of the spring fed waterfalls and pond with Koi included, to wind down after a session in the main bathroom sauna. Upstairs, there is a fully finished studio space with private entry and private bathroom and kitchenette. The lower level offers a 1193 sq ft basement shop complete with a 7,000lb car lift, wiring for welding, and 220V electricity! A short walk takes you to the half built out horse barn which would be perfect as a rental property or guest suite for out of town visitors. The back is still a fully functional horse barn so there is no need to pay those high stall rental prices! Don't forget about the 275 sq ft heated greenhouse, raised garden beds, chicken coops, and treehouse complete with electricity; making it the perfect play spot for the kids or creative space for an artist! This one of a kind property also offers a ton of established landscape and vegetation including but not limited to blueberry and raspberry bushes, apple, peach and plumb trees, plus 2 detached storage units/carports; perfect for storing equipment for the self employed buyer!

5 Usable structures on approximately 3 acres

- Main Cabin offering one level living and sauna!
- Separate 720 sq ft studio room with private entrance, full bathroom and kitchenette
- 850 sq ft HEATED mechanic, welding &/or woodshop; complete with car lift
- Half barndominium living quarters, half horse stall - no need to pay those expensive stall rentals fees any longer!
- Detached 900 sq ft shop with enclosed 2 car garage bays
- Detached 600 sq foot double carport
- Heated 200+ sq ft Greenhouse

A short, 10 minute drive to Boone

No Zoning or Restrictions so short term rentals are allowed!

Spring Fed waterfalls and Koi pond

On demand hot water in both living spaces

Tons of mature landscape and plants/vegetation (apple trees, Plum trees, Peach Trees, blackberry, and raspberry bushes) and wild flowers galore!

Fenced in gardens and chicken coop

Treehouse with electricity - perfect spot for the kids or creative space for an artist!

Shared well produces 20 gallons per minute and produces more than enough water for the main house, bardominium, greenhouse and a small cabin above (not on the property)

Main house septic was pumped in 2022

Storage on top of storage. Perfect for a buyer who ...



## AGENT INFORMATION

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**The McDaniel Group with Fathom Realty**



Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT STEPHEN AND ELYSE MCDANIEL OF THE MCDANIEL GROUP

With two successful real estate careers and a combined total of 30+ years of High Country realty experience, Stephen and Elyse decided to officially form The McDaniel Group. They understand that buying and selling a home is more than just a transaction- it's a life-changing experience. That's why this husband and wife team is dedicated to providing exceptional, personalized service to ...