



Commercial
591 Locust Gap Rd # 1 & 2 Vilas NC 28692
 MLS#: **248247**
 County: **Watauga**
 Area: **6-Laurel Creek, Beaver Dam, Beech Mtn**
 Fire Dist: **Beaver Dam**
 Elem School: **Bethel**
 Middle School:
 SqFt Total: **347**
 # Stories: **1**
Recent Chg: 04/01/2024 : DOWN : \$529,990->\$499,990

Active
 List Price: **\$499,990**
 Orig LP: **\$529,900**
 DOM: **45**
 High School: **Watauga**
 Yr Built: **2018**
 # Acres: **2.03**

General/Property Information

Prop SubType: Building, Land & Business	Lot #:	Deed Bk/Pg: 2223/250
Primary PIN: 1965-35-9175-000		Adt'l. Dd Bk/Pg:
Secondary PIN:	Cnf Spec Assmnt: N	Plat Sect:
Road Frontage:	Prp Spec Assmnt: N	Plat Bk/Pg: 28/47
Restrooms: 2	Taxes: \$87/Tax Assessor	Rst/Cov Bk/Pg:
Rent Amount:		Tax Value: \$23,600
Business Name: AirBnB w/ 2 Tiny Houses		
Zoning: Residential		
Legal Description: TRACT 1, 2.025AC, PB28 PG47 (w/ 2 tiny houses)		

Features

Type: **Bed & Breakfast, Recreational, Other-See Remarks**
 Heat: **Electric, Mini Split Ductless**
 Air Cond: **Electric**
 Amenities: **2nd Living Quarters Heated, Bed & Breakfast, Built in Grill, Cable Available, Fiber Optics, Fire Pit, Furniture - Outdoor, Horses Permitted, HSpeed Internet, HSpeed Internet-Fiber Optic, HSpeed Internet-Wireless, Long Term Rental Permitted, Outbuilding, Rental History Available, Short Term Rental Permitted, Storage, Storage Shed**
 B&B Feat: **2 Bathrooms**
 Construction Type: **Other-See Remarks, Park Model RV**
 Exterior: **Wood**
 Roof: **Metal**
 Water: **Shared Spring**
 Sewer: **Septic Installed, Shared Septic**
 Parking: **1-10 Spaces, Gravel, Other-See Remarks**

Remarks

Directions: **From Skateworld on HWY 421: turn onto HWY 321, go 6.8 miles & turn RIGHT onto Bethel Road, go 3.9 miles & turn LEFT onto Mountain Dale Road, go 3.5 miles & turn LEFT onto Locust Gap Road, go about 0.5-mile, and both tiny houses are on left, driveway between the two.**

Public Remarks: **TURN-KEY Successful, Active AirBnB grossing +/- \$65k annually w/ 85% occupancy rates! Rave reviews & high percentage of repeat guests, approximately 5 years operating. 2 Tiny Houses, FURNISHED & STOCKED, approx. 100 yards apart, on over 2 acres of rolling mountaintop real estate w/ expansive unobstructed long range layered mountain top views! Views of Beech Mtn & surrounding peaks! The 2 houses are set far enough apart from each other to be rented separately & guests of each have plenty of privacy & elbow room. Both have outdoor fire features & indoor electric fireplaces. Both have HD Smart TVs. Both have high speed fiber optic WiFi internet. Both have a comfortable full bathroom, Mini Split Heat & AC, outdoor storage & separate parking for at least 2 vehicles (w/ more room for addtl. vehicles below if needed). Both houses have amazing year-round views, large open-air decks, fire tables & grills. "Mountain View" - over 200sf, plus 2 ladder-up lofts (ideal for sleeping, or great storage), each accommodates a Queen bed. The main level sleeping nook w/ full bed, HDTV, electric fireplace, window, & built-in storage cubbies. Bathroom w/ long countertop, ample cabinet space, under-counter washer dryer combo, full-size commode, & tub/shower. Open Living/Dining w/ vaulted ceilings, dining set, & huge view window over 6' wide! Kitchen w/ full-sized stainless appliances (fridge/freezer, oven w/ flat surface cooktop, microwave/hood fan), stainless under-mount sink, Corian counters & solid Maple cabinetry. Large front deck w/ gas grill & fire table, bench & chairs sating, & enclosed storage room. "Little Red" - 137sf tiny house full of custom features like: live-edge Spalted Maple stairs, Live-edge bar top, Vaulted ceilings, wood floors, nickel-gap & beadboard wood walls, custom shower & more! King sleeping loft; Kitchen w/ bamboo counters, induction cooktop, undermount sink, fridge & microwave. Open front view deck & courtyard w/ fire feature & grill.**