

THE CABLE ESTATE 1640 PHILLIPS BRANCH RD. VILAS, NC 28692



\$79,000

- ◆ 2 BEDROOMS 1 BATH
- ◆ ABOUT 1000 SQUARE FEET
- ◆ 4 +/- AC NEEDS NEW SURVEY
- ◆ HARDWOOD FLOORS
- ◆ WOODSTOVE
- ◆ GREAT PROJECT / VACATION



Bud Martin

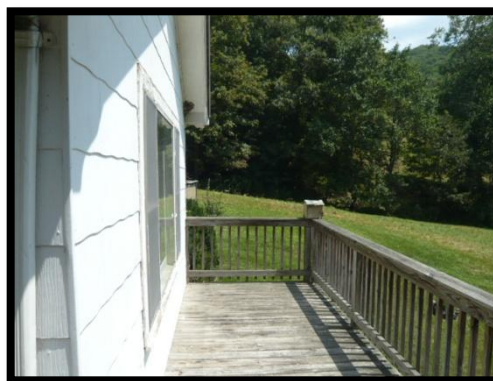
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Details

ADDRESS:	1640 Phillips Branch Rd. Vilas, NC 28692		
BEDROOMS / BATHS:	2 Bedrooms	1 Baths	Dirt Basement
SQUARE FEET:	1000+/- HTD With Low Ceilings		
ORIGINAL PRICE:	\$79,000	YEAR BUILT:	1948
POA FEES:	None	APPROXIMATE ACREAGE:	4 +/-
TAXES:	\$472/Year	SIDING:	Asbestos
ROADS:	Private Paved	SCHOOL:	Cove Creek
DRIVEWAY:	Private Gravel	CABLE:	Available
WATER:	Spring	DECKS:	One Front
SEPTIC:	Unknown	HOTWATER HEATER:	Electric
HEAT:	Monitor / Wood	APPLIANCES:	Included
FIREPLACE:	Freestanding	PIN:	1962-99-3937-000



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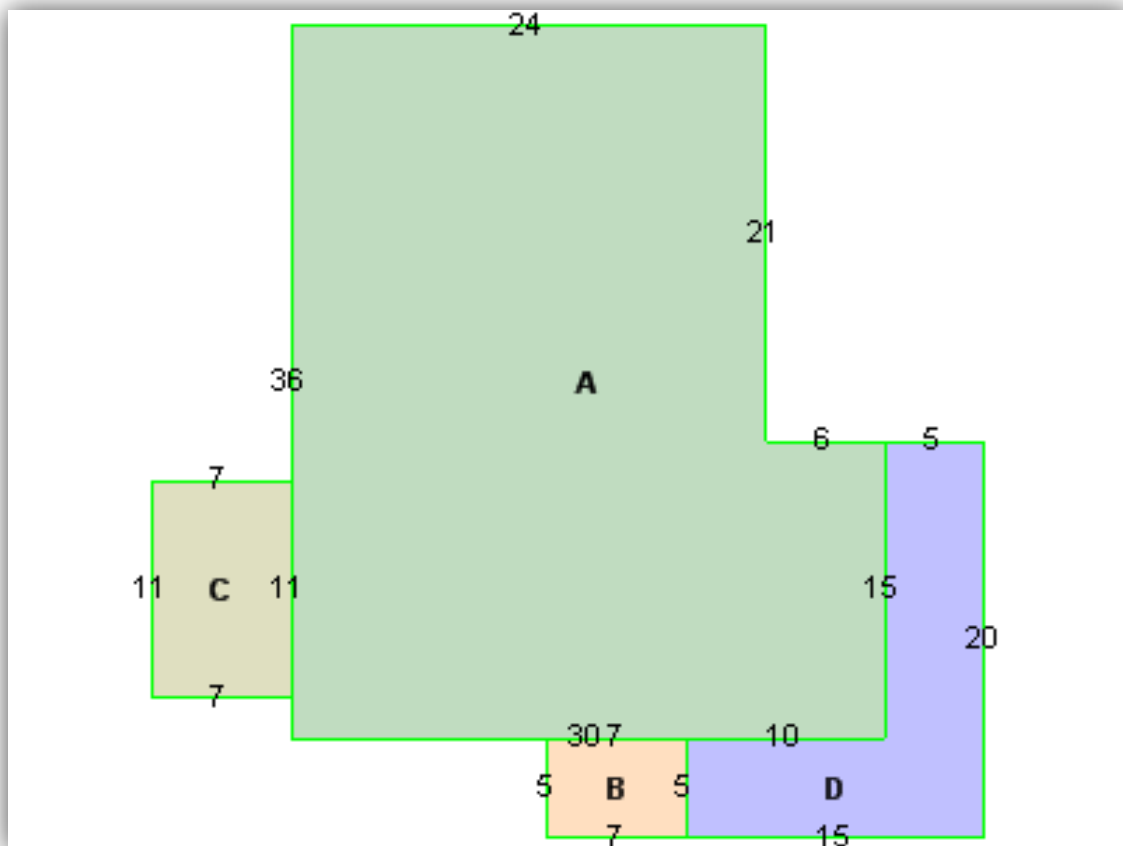
Boone is a university town in Watauga County, atop the Appalachian Mountains of North Carolina and serves as the county seat and market town. Boone acquires its name from the famous pioneer and explorer Daniel Boone, who on several occasions camped at a site generally agreed to be within the present city limits.

The Town of Boone was incorporated in 1872 and its current population is 14,942. Watauga County was formed in 1849 from parts of Ashe, Avery, Caldwell and Yancey counties. Watauga is Native American for "beautiful waters." Boone has the highest elevation (3,300 feet) of any town of its size (over 10,000 population) east of the Mississippi River. During summer, high temperatures are typically 86°F or below, noticeably cooler than the lowland areas to the east and south. Summers are also considerably cooler than most parts of the Carolinas. Winters are colder with sleet and snowfall common. Average snowfall is 36 inches per year.

Located off the beautiful Blue Ridge Parkway, Boone offers its residents and visitors a four-season playground for sports and outdoor activities. Watauga County is recognized by travel journalists as an "ultimate outdoor adventure destination" in the Southeast. It is also home to Appalachian State University, the Appalachian Regional Medical Center, scores of businesses, large and small as well as tourist attractions.



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