

Nautica Cove

An Exclusive Boating Community on Watauga Lake, Tennessee



Nautica Cove is located in Northeastern Tennessee, in an exclusive boating community on pristine Watauga Lake, one of the cleanest recreational lakes in the state. All of Nautica Cove's lush home-sites will have **lake access for swimming, fishing and boating with covered dockage**.

Private land and real estate with lake access is quite scarce on Watauga Lake since well over half of the lake's 110 miles of shoreline is protected by national forests assuring the lake will remain pristine and serene.

Surrounded by the beautiful Appalachian mountains of Northeast Tennessee and only 3 miles from the North Carolina border, Nautica Cove in Butler, TN is designed to preserve the natural characteristics and beauty of each home site. Every lot has been painstakingly planned to ensure maximum views while maintaining excellent access. There are two different, wide county roads leading right to our entrance making Nautica Cove's excellent access quite unique in this mountainous area.

Studies have shown waterfront and mountain property to be among the best and most desirable investments for baby boomers. The lake offers the best of both worlds. In addition Tennessee has the added desirability of a mild climate and no State Income Tax.

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Nautica Cove – The Development

Own an exclusive lake homesite on beautiful Watauga Lake

Whether you are a weekender, seasonal or year round resident save your adventures for the water or the hiking trail not on a trip to the local store. No one likes to meet up with another vehicle or worse a ten-wheeled dump truck on a one-lane dirt road with no place to pull over. Unlike many developments typical to this area we have two paved county roads leading right to our easily accessed entrance. After entering Nautica Cove you will be met with wide paved roads that are easy to maneuver with gentle slopes, wide turns and a large cul-de-sac.

As you round the first curve of this exclusive boating community you will notice the natural, private settings of our estate-sized homesites individually laid out for ease of access and optimum views. What you won't notice is the infrastructure of underground utilities.

We've also eliminated the need to walk dozens or hundreds of steps typical to this area by constructing a private golf cart and walking path that ends right at our covered docks. Take a stroll or drive your own golf cart down to



**Nautica Cove Marina
with covered boat slips
and sun deck**

Nautica Cove's private marina on our shaded path. Our dock is situated near the end of the cove. This calm water affords very well protected boat dockage and eliminates the need for lifts. Every homeowner will have access for swimming, fishing and boating with **covered dockage** on one of the cleanest recreational lakes in the state.

Well over half of the land on Lake Watauga is owned by the national park service making private property both extremely scarce and in very high demand. Nautica Cove is truly a rare and exceptional find.

It was developer Mitch Gordon's desire to work with the natural characteristics of the property and create a great sense of

community. The added benefit of emphasizing the natural setting along with the incredible attributes of the Lake is that Nautica Cove is

able to keep its HOA fees very affordable. Where man-made elements are used we went for top quality. The dock is made from composites and steel (no wood to maintain and replace), roads are asphalt for long-term wear and no expense was spared in creating an underground infrastructure of utilities including water for the community.



**Cart and
walking path**



View from cul-de-sac

Adding to the value of this investment is Nautica Cove's very close proximity (approximately 3 miles) from North Carolina's High Country, which has some of the best skiing in the eastern US including Beech and Sugar Mountain. Two other quaint and desirable towns, Boone and Blowing Rock, are approximately 20 and 30 miles away. And about 25 miles to our North is beautiful Southwest Virginia. This area offers top-notch theatre, excellent dining and plenty of activity for the outdoor enthusiast.

Home-sites still available at pre-construction pricing for a very limited time.

Nautica Cove – Watauga Lake

This scenic lake truly lives up to its Cherokee name



Surrounded by the Cherokee National Forest and flanked by the Appalachian Mountains, Watauga Reservoir is the highest and most scenic in the Tennessee River watershed. It offers access to the Appalachian Trail. Below Watauga Dam is a wildlife observation area where visitors have a chance to view unique species of waterfowl.

Watauga Lake in Butler, Tennessee is surrounded by the Cherokee National Forest and flanked by the Appalachian Mountains, Watauga Lake allows its visitors to enjoy the most stunning scenery of the Cherokee National Forest and the Appalachian Mountains of Northeastern Tennessee.

The word "Watauga" is a Native American term meaning beautiful waters. Watauga Lake is also one of the cleanest lakes in the state.

The Lake is located east of Elizabethton, southwest of Mountain City and west of Boone NC. Thirteen species of game fish including rainbow and brown trout, walleye, and smallmouth and largemouth bass inhabit the waters of the lake.

The water temperature is very comfortable reaching approximately 83 degrees in summer and makes for excellent Recreational Opportunities on the lake including:

- Power Boating
- Water-ski
- Wakeboard
- Personal Watercraft (Jet ski)
- Sailing
- Canoeing
- Kayaking
- Camping

Other activities around the lake include

- Horseback Riding
- Hunting
- Picnicking
- Wildlife Viewing



Come visit Watauga Lake and see all of the wonderful things it has to offer!

Nautica Cove - Things To Do

Activities and attractions at the lake and nearby

Things to do on the lake:

- Boating
- Swimming
- Water-Ski
- Tubing
- Jet-Ski
- Sail
- Canoe
- Fish

And that's all from your backyard.

If you don't have your own water toys, Watauga Lake also has excellent marinas that rent pontoon, powerboats and tubes.



Things to do nearby:

- Snow Skiing in Winter (5 resorts within an hours drive including Beech and Sugar Mountain)
- Whitewater rafting
- Appalachian Trail
- Boone, NC (Appalachian State University)
- Blowing Rock Historical District (shopping, art galleries, restaurants, antiques)
- Historic Abington Virginia (Barter Theater)
- Horseback Riding
- Hiking
- Biking
- Tweetsie Railroad
- Grandfather Mountain
- Bristol Motor Speedway (NASCAR Race Track)
- Mystery Hill
- Horn in the West
- Golf

