



## **Watauga Lake, Tennessee - TN Lakefront Real Estate Information on Houses, Homes, Lots, Land**

*Discover more about Tennessee Lakefront Properties and Real Estate at Watauga Lake, TN. Learn more about homes, home, houses, house, lot, lots, property, and land for sale.*

**Feb. 17, 2010** - [PRLog](#) -- Watauga Lake, Tennessee has many beautiful communities located along its shore. Many communities here are luxurious and will include large estate style lots and houses built by some of the area's leading custom home builders. Home architectural guidelines are in place to ensure that proper homes will meet the overall theme of the neighborhood. Precautions have been taken to keep the land in its pristine state. And to further protect the value of this community, certain subdivision deed restrictions apply, designed to assure the quality of the natural environment for years to come. Each individual property is unique and must be visited in person to truly appreciate. Many people who have looked at TN lake properties found that they actually loved North Carolina lake properties even more!

To view available NC Lakefront Properties, visit <http://www.nclakefront.com>

Some of the lakefront subdivisions here are:

Nautica Cove  
The Harbor  
Sugar Cove  
Horseshoe Cove  
Elk Ridge Estates  
Lake Ridge

Three types of properties here include: Lake front or water front, lake view or water view, and lake access or water access property. Lakefront or waterfront property is defined as having the lake out your back door. Your property borders the lake and you live on the lake. Lakeview or water view property is defined where you have a view of the lake, but your property doesn't border the lake. Lake access or water access property is defined as having access to the lake (your property doesn't border the lake, and you don't see the lake). With lake access or water access property, you are just a short walk or drive away from enjoying the lake. Whatever type of lifestyle you desire, we'll be able to help!

What's the first rule of Real Estate? Location, Location, Location. Watauga Lake is conveniently located minutes from cultural attractions, local events, entertainment establishments, shopping, hospitals, and fine dining. This area has become famous for its quality lifestyle and family friendly activities fit for all ages. From museums to shopping, there's something for everyone to enjoy and explore. This area has become famous for its quality lifestyle and family friendly activities fit for all ages. From museums to shopping, there's something for everyone to enjoy and explore. Tennessee has many major metropolitan areas throughout the state. The largest cities include Chattanooga, Clarksville, Knoxville, Memphis, Murfreesboro, Nashville, Bartlett, Bristol, Cleveland, Collierville, Columbia, Cookeville, Franklin, Germantown, Hendersonville, Jackson, Johnson City, Kingsport, and Morristown. Wherever you live, you're a short distance to a major metropolitan area. Why is TN #1 on many people's short list to live? All

of the reasons above plus a Better Climate, Lower Taxes, Lower Cost of Living, and Southern Hospitality.

What to do on the lake today? How about:

- ~ Awake with coffee and watch the morning fog rise off the lake
- ~ Spend the morning bass fishing on the glistening water.
- ~ Take family and friends water skiing around noon.
- ~ Lazy afternoons relaxing in a hammock.
- ~ Complete the day with a sunset wine cruise.

Watauga Lake Highlights:

- ~ 34,200 acres
- ~ 106 miles of shoreline, 16.3 miles long
- ~ Created in 1948
- ~ Lake Regulated by TVA
- ~ 1,900 feet in elevation
- ~ 300 feet deep at dam; lake level varies 9-10 feet
- ~ 7 Marinas / 9 Boat launches / 2 Restaurants
- ~ Fully Recreational Lake (Boating, Sailing, Jet Skis, Water Skiing, Swimming, etc.)
- ~ Docks are allowed
- ~ Primary uses are flood control, hydroelectric power generation and aquatic ecology
- ~ Highest reservoir in the Tennessee River system
- ~ Most scenic in Tennessee River watershed
- ~ Water extremely clean, clear and deep

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Watauga Lake is surrounded by the Cherokee National Forest and flanked by the Appalachian Mountains in northeastern Tennessee. With the lakes aquamarine-blue color and the spectacular rise of the mountains from the lake itself, it is arguably the most scenic in the Tennessee River watershed. The water is extremely clean, clear and very deep and is said to be the third cleanest lake in the U.S. The Lake has over 106 miles of shoreline, totaling over 34,200 acres of surface area. Over half of the 106 miles of shoreline are protected by national forests and can never be developed, helping Watauga Lake to remain the TVA's most beautiful and pristine mountain-surrounded lake. Watauga Lake offers nine public boat launches, seven marinas and two restaurants. Watauga Lake is a full recreational lake, allowing jet skis, water skiing, swimming, tubing, boat docks, fishing, and other water activities. It is a fisherman's paradise as the lake abounds with many species of fish. The Tennessee state records for ohrid trout (1986 – 14 lbs. 5 oz.) and lake trout (1994 – 20 lbs. 1 oz.) were caught here. Watauga Lake is accessible only by winding mountain roads. Because of its relatively difficult road access, there are fewer tourists than other areas. The Appalachian Trail crosses the southwestern tip of the lake and below Watauga Dam is a wildlife observation area where visitors have a chance to view unique species of waterfowl. And incidentally, Tennessee does not have state income taxes!

Watauga Lake is very remote. Most waterfront property is steep; gently sloping lots are rare. Many homes quite literally sit mountainside. The shoreline homes are custom built homes, ranging in price from \$300,000 to \$499,900+ for dockable waterfront homes and lakefront homes. Water access lots and non-dockable waterfront lots range in price from \$40,000 to \$175,000+. There is very little residential development and almost no building codes in Carter County, TN. With boating traffic rated as low to moderate, you can see why so many people describe the natural beauty of Watauga Lake as "breathtaking." And when you see it, you will feel the same.

NC Lake Property is not just a financial investment - but also an investment in your family, your future, your enjoyment, and your peace of mind.

There's nothing better than living along the lake - The water draws us in with its promise of peaceful times and recreational family fun. To own property beside it is a dream for many. And the Southeastern part of the United States has the waterfront property (Oceanfront or Lakefront) in the highest demand. To help you investigate North Carolina and make a sound waterfront investment, we founded NClakefront.com Realty.

About NClakefront.com Realty - If you're looking for property in a lakefront community in North Carolina, you've come to the right place: NClakefront.com Realty. We work with many developers throughout the state to help families, like yours, find just the right property. We are committed to creating places where the wonders of nature combine with everyday life. Our professional staff will provide a pressure-free experience and guide you through the process of purchasing property. Our reputation for service and attention to detail are clearly evident both during and after the sale. We assist buyers in finding a primary, vacation, or retirement place. Some of the amenities in subdivisions we work with include: Gated stone entrance, walking trails, fitness center, golf, tennis, boating, fishing, sailing, horseback riding with horse equestrian facilities, marinas with restaurant, swimming pool, lazy river, spa, hot tub or whirlpool, and so much more!

You could spend a lifetime exploring all that North Carolina has to offer. Some of the types of beach, lake, and mountain properties in North Carolina for sale include: 55+ or Active Adult, Coastal, Private and Gated, Land Conservation, Luxury Condominiums and Townhomes, Million Dollar, ocean front, and Resort communities.

Call 800-517-5899 or 828-221-2505 or visit our website at <http://www.nclakefront.com> to learn more information.

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