

51 S LAKE LODGE RD EXT

HENDERSON, NC, 27537

kW PREFERRED
REALTY
KELLERWILLIAMS.



3 BEDS



2 BATHS



1,579 SQ. FT.



9.18 ACRES

www.KURealEstate.com/51SLakeLodge



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Unveil a sanctuary where serenity meets convenience on this sprawling 9.18-acre estate, adorned with two distinct parcels and a tranquil pond abundant with bass—a haven for anglers and nature lovers alike. Amidst the calming whispers of nature sits a manufactured home with three cozy bedrooms and two full bathrooms. Imagine building your dream home in this picturesque setting, where natural beauty and strategic location create a perfect backdrop for your future.

Positioned on a prime corner lot off US-1, this property presents a unique opportunity, boasting a convenient location and the potential for building your dream home, possibly a subdivision or even commercial rezoning. Please check with the county for zoning options and regulations. Its proximity to essential amenities and major highways ensures ease of living and connectivity to the broader community. Striking the perfect balance between tranquility and the practical benefits of city life, this property is an ideal choice for those seeking a peaceful lifestyle without sacrificing convenience.

SCAN TO FIND
OUT MORE!





VICINITY MAP
Not to Scale

COURSE	BEARING	DISTANCE
L-1	S 75°38'41"E	246.34'
L-2	N 08°27'00"E	132.81'
L-3	N 00°27'40"W	72.57'
L-4	N 89°46'09"E	93.29'



To the best of my knowledge,
this survey is not located
within 2000 feet of a Grid
Monument.

NOTE
All distances are horizontal
ground distances.

ALL OF THE FOLLOWING PROPERTY MARKERS
ARE CONTROL CORNERS UNLESS OTHERWISE
NOTED: NRB, NIS, NPK, EIP, ERB, EIS, EPK.

THIS SURVEY HAS BEEN PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT AND
DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE
PROPERTY.

NOTE: Area computed by Coordinate Method

This plot is subject to all
easements, agreements and
rights of way of record prior
to the date of this plot.

LEGEND

EIP Existing Iron Pin Found
NIP New Iron Pin Set
EIS Existing Iron Spike Found
NIS New Iron Spike Set
EPK Existing PK Nail Found
NPK New PK Nail Set
ERB Existing Rebar Found
NRB New Rebar Set
ERS Existing Railroad Spike Found
NRS New Railroad Spike Set
ECM Existing Concrete Monument Found
ENL Existing Nail Found
NL 60 Penny Nail Set
CP Computed Point
MBL Minimum Building Limits
R/W Right-of-Way
UP Utility Pole
N/F Now or Formerly
MNS Magnetic Nail Found



I, Robert C. Cowthorne, certify that this
plot was drawn under my supervision from
an actual field survey made under my
supervision from deeds referenced on the
face of the plot; that any boundaries not
surveyed are clearly indicated on the
face of the plot; that the ratio of pre-
cision as calculated is 1 : 10,000; that
this plot was prepared in accordance with
G.S. 47-30 as amended. Witness my origi-
nal signature, registration number and
seal this 7 day of AUGUST, 2013.

Robert C. Cowthorne, P.L.S. L-3961

I certify that this survey is of an
existing parcel or parcels of land
and does not create a new street
or change an existing street.

Robert C. Cowthorne, P.L.S. L-3961



CAWTHORNE & ASSOCIATES Registered Land Surveyors, P.A.

License No.: C-0378

822 Dabney Drive

Henderson, North Carolina 27536

Phone # 252-492-0041

Fax # 252-492-2846

FILED Aug 19, 2013 12:12 pm
BOOK 0000Y
PAGE 0324
INSTRUMENT # 03553
FILED FOR RECORD - VANCE COUNTY NC
CAROLYN R. PECORA, REGISTER OF DEEDS

REVISED 8-12-2013

SURVEY FOR
DANIEL A. MEKA

OWNER - EDWARD P. REVIS

KITRELL TOWNSHIP

VANCE COUNTY, NORTH CAROLINA

SCALE 1" = 100' AUGUST 7, 2013

FILE # 91-13-040-L

TAX MAP # 462A-1-7

www.KURealEstate.com/51SLakeLodge





About the Area

Henderson, NC, is a small, vibrant city in Vance County near the Virginia border. With a rich history dating back to its founding in 1841, Henderson has evolved from a railroad town into a hub of commerce and culture in the region. Its picturesque downtown area boasts historic buildings, local shops, and restaurants, providing a charming backdrop for community events and activities.

The city is also surrounded by natural beauty, including Kerr Lake, one of the largest lakes in the Southeast, offering abundant recreational opportunities such as fishing, boating, and camping. Henderson's close-knit community, economic opportunities, and recreational amenities make it a unique and welcoming place to call home.



Conveniently Located

- Vance-Granville Comm. Col. - 10 miles
- I-85 - 10 miles
- Kerr Lake - 16 miles
- Wake Forest Area - 20 miles
- Virginia Border - 25 miles
- Triangle Town Center - 30 miles
- Butner Gov't Facilities - 30 miles
- RDU Airport - 41 miles
- RTP - 44 miles

WHAT'S AROUND THE AREA

EXPLORING THE NEIGHBORHOOD & BEYOND

OUTDOOR FRIENDLY

Vance county is home to the beautiful Kerr Lake, a popular destination for fishing, boating, and camping, providing scenic views and a peaceful retreat from city life.



CONVENIENT LOCATION

Situated near the Virginia border, Henderson offers easy access to major highways like I-85, making trips to larger cities such as Raleigh-Durham and Richmond a breeze.



SHOPPING

From unique boutiques and antique shops in its historic downtown area to larger retail chains and shopping centers on its outskirts, Henderson provides a diverse shopping experience.



51 S LAKE LODGE RD EXT
HENDERSON, NC 27537



ZEB VANCE ELEMENTARY SCHOOL

4800 Raleigh Road
Kittrell, NC 27544
Phone: (252) 438-8492



VANCE COUNTY MIDDLE SCHOOL

293 Warrenton Road
Henderson, NC 27537
Phone: (252) 492-6041



VANCE COUNTY HIGH SCHOOL

925 Garrett Road
Henderson, NC 27537
Phone: (252) 430-6000



PARKS & RECREATION

Community centers and recreational facilities throughout the county offer programs and amenities for all ages, including sports leagues, fitness classes, and special events, fostering a strong sense of community and well-being among its population.



GOLF COURSES

Courses like the Henderson Country Club provide well-maintained fairways, greens, and a variety of holes that test precision and skill, all set against the backdrop of the county's natural beauty.



ENTERTAINMENT

The area is known for its community events, including festivals, live music performances, and local theater productions, which provide lively entertainment and a sense of community.



EMPLOYMENT

Employment opportunities in Vance County are diverse, reflecting the region's economic landscape that spans healthcare, education, manufacturing, and retail sectors.

About Us

Our vision is to build a world-class organization that attracts top talent in our industry and be the #1 referred real estate team in the Triangle & Greater Charlotte area of North Carolina. We provide our clients with high-quality service and a win-win partnership for all parties involved in the transaction process. Every transaction completed with KU Real Estate Group is done with care. We always give part of our proceeds back into our community and donate to other non-profit and charitable organizations.

KU Real Estate Group of Keller Williams Preferred Realty, led by Koren U. Bowman, brings over 20 years of relevant experience to the Carolinas. We consistently bring a wealth of knowledge and expertise to the market and collaborate with a talented team of agents across the globe to bring you a turnkey, boutique experience. Our background in general brokerage, mortgage lending, and real estate investing makes us a stronger asset to negotiate on your behalf.

Whatever stage of life you are in, we have proudly helped many others transition to their next phase. We hope you'll allow us to serve you... **Experience the difference with KU Real Estate Group.**

FINDING YOUR NEXT HOME

You need someone who knows this area inside and out! We can work with you to find the right home at the right price, including all neighborhood amenities that matter - not to mention the essential criteria you have for your ideal home.

SELLING YOUR HOME

When it's time to move, you need someone who will provide top-notch marketing for your home, capture prospective buyers, negotiate the purchase contract, oversee inspections, handle all necessary paperwork, and supervise the closing on your behalf. We can take care of everything you need from start to finish.



Koren U. Bowman, CEO / LEAD REALTOR®

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