



WITHERSPOON
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BUTTERFLY FARM
88 STEEL BRIDGE ROAD, CANTON, NC

PRICE: \$1,795,000
SIZE: 21.588 acres
PIN: 8622-71-1971
WATER: Spring Fed
WASTEWATER: Private Septic
DEED: Haywood County Deed Book 793, Page 1446

Nestled amidst the breathtaking beauty of Western North Carolina, this exceptional property offers a truly unique opportunity to embrace nature and luxury living in harmony. Bounded on three sides by state conservation land, this secluded tract is a haven for outdoor enthusiasts and those seeking tranquility and privacy. The property includes frontage on the clear, bold West Fork of the Pigeon River, which is stocked with Rainbow, Brown and Brook Trout by the North Carolina Wildlife Resources Commission as a delayed harvest waterway. Lake Logan and Shining Rock Wilderness Area are each a mile away, and the Blue Ridge Parkway is a scenic, beautiful 10 mile drive from the property.

The thoughtfully designed Craftsman-style house seamlessly blends modern comfort with rustic charm. With meticulous craftsmanship, it offers a warm and inviting home that harmonizes beautifully with the natural surroundings (see "Features List" for details). Native landscaping, gardens, and natural meadows enhance the beauty of the home and grounds. A stunning treehouse on the property, featured on "Treehouse Masters" on Animal Planet, offers a one-of-a-kind guest house, providing a unique vantage point to enjoy the serene beauty of the meadows and mountains.

While this retreat feels like a world of its own, it's just a 20-minute drive from the charming town of Waynesville, known for its vibrant arts scene, eclectic dining options, and friendly community. Downtown Asheville is a scenic 45-minute drive away, offering an array of cultural events, dining, and entertainment options. The Asheville Regional Airport is also a 45-minute drive.

Unlimited outdoor adventures are available on the surrounding public land and Shining Rock Wilderness Area, just 1 mile away. Lake Logan, a private retreat center, offers day and seasonal passes for the public for swimming boating, fishing, and picnicking (<https://www.lakelogan.org/visit/day-pass-and-membership/>).

As a serene retreat, an outdoor enthusiast's dream, or a unique family getaway, Butterfly Farm offers a rare opportunity to own a piece of paradise in the heart of Western North Carolina. Embrace the best of both worlds: the tranquility of the natural world and the convenience of modern living.



Butterfly Farm House: Features List

- House siding and trim, arches, beams and other architectural features were milled on site from dead hemlocks whose lives were cut short by the wooly adelgid. No trees were intentionally harmed in the creation of the property.
- Porch uprights were cut from the same dead hemlocks, stamped by an engineer for support ability, and hand lifted into place.
- All stone work on the property comes from rock dug up in the process of building the house.
- The house has been positioned for maximum passive solar gain.
- The house has been positioned for maximum feng shui benefits.
- There are 63 Marvin wood/aluminum clad windows in the house, all double thermal. Depending on the location, some windows have different solar ratings for maximum passive solar savings.
- Most of the windows fold down for easy cleaning.
- All window sills and baseboards are made of hemlock from the land.
- There are triple layers of waterproofing around the foundation and under the roof.
- There is a 1600-gallon septic tank (rated for four bedrooms) to which the house and all of the RV sites are connected.
- Hot water is supplied by an energy efficient heat pump hot water heater.
- All insulation in the walls has no fiberglass.
- Insulation in the great room and the primary bedroom is comprised of Aircrete.

Main Living Level

- All walls on the main floor were made to look more rustic by mixing wallboard mud and sand together and then, after application, hand sanding them to get a layered look.
- The windows on the main level are trimmed with rounded edges to give them a softer feel and add to the rustic look.

Great Room

- The ceiling of the great room is hemlock milled from the property divided by 3/8" shiplap.
- The floor in the great room is oak milled from the property (dead oak trees) and cut into 4 different widths and screwed down every 3 inches.
- The wood stove is by Efel and came from Belgium. It double burns the ash making it more than 85% efficient.



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- The hearth stones are hand-made of clay and then sun-dried (see turkey print). These tiles come from France and were sub roofing in French farmhouses. They are over 100 years old.
- The paintings in the living room and dining room are aboriginal from Australia.

Dining Room

- The floor (into the kitchen) is made of salvaged maple from the Biltmore Village drugstore building. They were originally put down in 1910.
- The chandelier from Bicycle Glass Company is hand-blown glass made by dedicated artisans from locally sourced 100% post-consumer recycled glass.

Kitchen

- The kitchen cabinets are were built by master cabinet maker John Gernandt. They are made from locally sourced specifically chosen pieces of heart pine and wormy chestnut (over 100 years old).
- The kitchen countertop is made of Zinc. It was chosen because its patina continuously changes as it records the history of meals within its surface. It is a living metal that is anti-microbial.
- The kitchen tiles are hand made and hand pressed into bark wood before firing. They are accented with Celtic symbols.
- The breakfast nook cushions are from antique hand made rug remnants. The remnants were hand assembled in Turkey by a lovely couple.

Main Floor Bath

- Low flush toilet with a bidet attachment.

Stairs to Upper Living Level

- The stairs are made of cherry wood that was locally sourced down the street from an old tree that died and was milled into stairs. The risers are dark cherry and the treads are light cherry. The finish is water-based to give them their natural color.

Upper Living Level

Primary Bedroom

- The walls are hand-finished lime wash from Australia.
- The ceiling is hand applied paint mixed with sand for a hard, textured finish.
- The floors are of the same cherry as the stairs only they are finished in polyurethane.



Primary Bathroom

- There is a laundry chute in the cabinet beside the shower. It drops to the first level for easy access to the laundry room.
- The toilet is low flush with a bidet attachment.

First Level

Bathroom

- The vanity top is made from a 2" cherry slab that was hand-rubbed with oils. It was applied to the vanity which was made by cabinet maker Kevin Campton, who lives just down the road.
- The floor of the shower is made from river stone sourced at the end of the driveway. The stones are arranged in a spiral, beginning with a heart-shaped rock by the drain. These were chosen and individually placed by hand.
- The shower is handicap accessible with a railing.
- The toilet is low flush and has a bidet attachment.

Bedroom/Office

- The built in cabinet and window seat were custom built on site.
- The floor is the same cherry with a polyurethane finish as the primary bedroom.

The Living Area

- This room features a 42" solid fir door that allows easy access for furniture and other big items.

Around The Property

- On November 19, 2012, Nakota Sioux Chief and Wisdom Keeper Chief Iron Eagle led a ceremonial blessing of the land. Sacred holders of the owner's intention were placed in key areas of the land as directed by Chief Iron Eagle. They protect and enhance its magic!

The Picnic Shelter

- Is built over the footprint of an old cabin (see stone foundations).
- The fireplace was built in 2023 to replace the cabin's existing fireplace, which was crumbling under its own weight.
- A wood cook stove on the rear of the fireplace offers outdoor cooking.
- The sink cabinet offers hot and cold running water three seasons of the year.
- The picnic shelter is surrounded by 6 RV sites (never used for that purpose by the current owners).



Open Air Shed

- Eventually planned to be a small barn, this shed stores all of the lumber milled on site as well as large equipment, etc.

Celesterra (aka The Treehouse)

- Designed by Pete Nelson and built for the television show Treehouse Masters in 2015.
- Outer siding and trim is from hemlock on the property.
- Old heart pine wood on vaulted ceiling, bedroom ceiling and main living area floor is from an old factory.
- Vintage stained glass windows.
- Wood stove hearth stones are the same clay tiles as in the main house.
- Nature's Head composting toilet.
- Wired for a shower in the bathroom.
- Ceiling is insulated.
- Countertop is Douglas fir from Washington state.
- Pantry and bathroom sliding door are made from an old shed on the property (not standing anymore).