

Tbd Calusa Spur, Roan Mountain, TN 37687

\$149,900 · MLS #9972347 · www.brphomes.com/mls/9972347



13.11

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 13.11

City Taxes: \$0

County Taxes: \$476.88

Elementary School: Cloudland

Middle School: Cloudland

High School: Cloudland

Description

Escape to the serene beauty of the East Tennessee mountains with this stunning 13.11-acre tract of land, perfect for your dream home! Nestled above Roan Mountain State Park, this property offers breathtaking views and the privacy you've been longing for, all while being conveniently located near HWY 143. Just minutes away from the renowned Appalachian Trail, Roan Highlands park and is bordered by the pristine Cherokee National Forest, this is a rare find for those seeking the tranquility of mountain living. The property features preliminary roads, a natural spring in the northwest corner, and existing electrical lines, making it ready for your new build. With an elevation of over 3,000 feet, you'll enjoy fresh mountain air and the perfect blend of partially cleared and wooded land. A designated home site has already been prepared within a specified 1-acre area, giving you a head start on creating your perfect sanctuary. This property does have a conservation easement, ensuring the preservation of its natural beauty while providing you with a unique

opportunity to build your dream home. Previous perc test results are available upon request, and all information has been sourced from the owners and tax data. Don't miss this chance to claim your slice of mountain paradise—come and experience the tranquility for yourself! Buyers and buyer's agents are encouraged to verify all information provided.

Features & Amenities

EXTERIOR

Dirt • Lot/Tract • Mountain(s) View • Paved • Public Maintained Road • Residential

OTHER

Perc Test • Site Built Permitted • Spring Water

Listing courtesy of Collins & Co. Realtors & Auctioneers



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