# V6 Sun Shine Nvno, Trade, TN 37691

**$249,900** · MLS #9987235 · www.brphomes.com/mls/9987235




**4.04**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 4.04
**Association Fee Frequency:** Quarterly
**HOA Fee:** $562.50
**City Taxes:** $0
**County Taxes:** $658.03
**Elementary School:** Roan Creek
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Experience life above the clouds at 4,750', where every sunrise paints the Blue Ridge in gold. Unobstructed long-range views stretch across the NC and TN mountains. This 4.04-acre lot in High Mountain Village at Sunalei Preserve offers breathtaking layered mountain views and direct access to thousands of acres of protected wilderness. Ideally located between Boone, NC and Mountain City, TN, Sunalei Preserve is a gated, low-density community inspired by the Adirondack Great Camps, where homes blend rustic elegance with modern comfort. Of the approximately 1,000 acres within the Preserve, about 800 acres are located in North Carolina and 200 acres in Tennessee. Neighboring Elk

Knob State Park provides lasting privacy, scenic hiking, and an untouched natural backdrop.
Enjoy exceptional community amenities including the High Mountain Camp Clubhouse--the highest private clubhouse on the East Coast--featuring a gourmet kitchen, dining areas, fitness room, bar, billiards, grand fireplaces, and two expansive decks capturing forever views. Miles of scenic trails complete the experience.
High Mountain Village is served by a shared community well exclusively serving seven Village lots, with related maintenance and repair costs shared among those owners. There is no specific minimum square footage requirement for High Mountain Village cottages; existing cottages range from approximately 1,150 to 1,650 sf. Proposed homes must be similar and comparable in size, style, and quality and are subject to ARC approval based on the individual homesite and proposed design.
From rolling peaks to lush forests, every element of Sunalei Preserve was thoughtfully designed to celebrate the land and preserve its timeless beauty.
If you're seeking an authentic mountain retreat surrounded by pristine wilderness yet convenient to Boone, Mountain City, and Watauga Lake, Lot V6 offers the perfect canvas for your mountain home.

## Features & Amenities

**EXTERIOR**

Level • Lot/Tract • Mountain(s) View • Pasture View • Paved • Private Maintained Road • Private Road • Residential • Sloped • Unimproved • Wooded

**OTHER**

Aerial • Building Restrictions • Deed Restrictions • Electricity Available • Fiber Available • Plat • Rec Right of Way Easements • Shared Well Water • Underground Utilities • Water Available

Listing courtesy of Landmark Mountain Real Estate

SCAN TO VIEW ONLINE
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