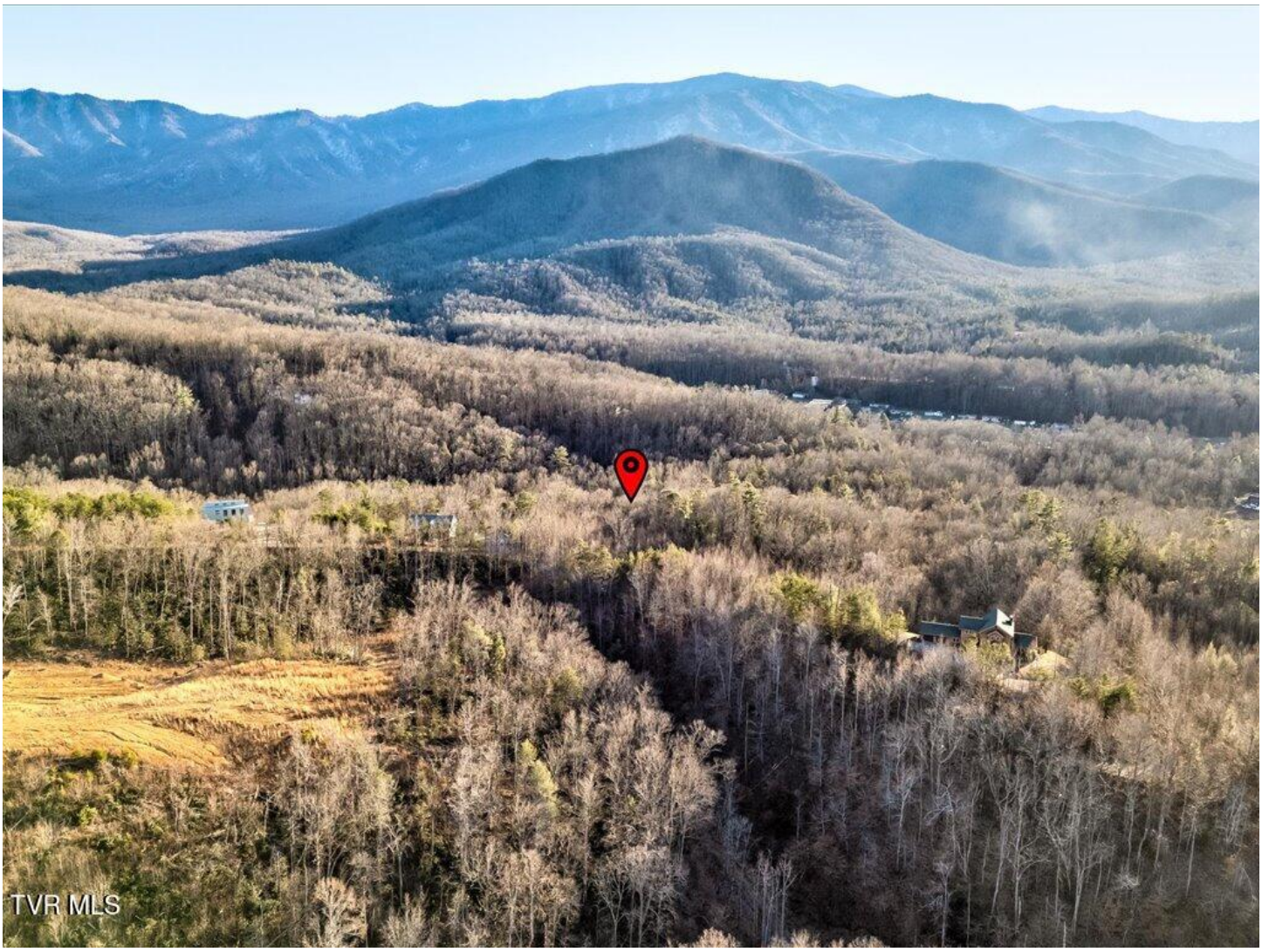
Lot 31 Sonshine Ridge Road, Cosby, TN 37722

$99,000 · MLS #9990484 · www.brphomes.com/mls/9990484



1.06
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.06
City Taxes: $0
County Taxes: $469.66
Elementary School: Smoky Mountain
Middle School: None
High School: Cosby

Description

Bring your plans and your porch swing—Lot 31 in Sonshine Ridge delivers the close-up mountain panorama you've been hunting. This 1.06-acre homesite offers a driveway already cut in, a mostly level to gently rolling build area, and roughly 197 feet of paved road frontage for easy access. Set on the south side of the ridge, the homesite is positioned for golden

sunset views off the back of your future home, framed by a quiet, wooded setting for privacy. Utilities and site: Electric at the road; buyer to install well and septic. The property previously perked for a 3-bedroom septic at subdivision development (buyer to verify). Starlink-friendly area for high-speed internet. Natural gas not available. Not in a flood zone.

Use and restrictions: No HOA. Overnight rentals are permitted. Minimum heated square footage is 900 sq ft for log-sided homes and 1,200 sq ft for homes with other exterior materials. Subdivision restrictions help maintain neighborhood quality while keeping ownership simple.

Location: Less than 5 miles to the Great Smoky Mountains National Park—Cosby entrance; about 20.5 miles to Gatlinburg and Anakeesta; roughly 29 miles to Dollywood; and around 10 miles to I-40 for smooth access to Knoxville or Asheville. Enjoy Tennessee's no state income tax and low carrying costs while you design a primary custom build or personal retreat. Keep an eye on the sky—you can watch eagles ride the afternoon thermals from your future deck.

Features & Amenities

EXTERIOR

2 Lane Road • Level • Lot/Tract • Mountain(s) View • Paved • Public Maintained Road • Residential • Resort/Vacation • Rolling Slope • Wooded

OTHER

Aerial • Average Condition • Building Restrictions • Electricity Available • Site Built Permitted • Topo Map • Utility Easement

Listing courtesy of REMAX Real Estate Ten of Morristown

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9990484