

817 Neva View Lane, Mountain City, TN 37683

\$1,450,000 · MLS #9991034 · 5 bed / 3.5 bath · www.brphomes.com/mls/9991034



5

BEDS

3.5

BATHS

4,959

SQ FT

2023

YEAR BUILT

4.8

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2023

Lot Acreage: 4.8

Fireplaces: 2

Above Grade Sq Ft: 2,974

Lot Dimensions: See Survey

City Taxes: \$0

County Taxes: \$3,237.65

Basement Sq Ft: 1,985

Garage Sq Ft: 732

Elementary School: Roan Creek

Middle School: Johnson Co

High School: Johnson Co

Description

Experience elevated mountain living in this one-of-a-kind custom retreat, thoughtfully designed for comfort, function, and timeless appeal. Situated in an unrestricted-use area with strong short-term rental potential, this expansive property

blends luxury craftsmanship with flexible living spaces—ideal as a full-time residence, multigenerational home, or income-producing vacation rental. Offered fully furnished, this property presents a turnkey opportunity to embrace a thoughtfully curated mountain lifestyle. mountain lifestyle.

Showcasing over \$160,000 in Pella Architectural Series windows and doors, the home opens to the outdoors through a striking 310-foot bifold glass wall connecting the great room to an expansive front patio with long-range views of Doe Mountain. A floating private porch off the primary suite captures peaceful sunrises, while the bricked terrace and concrete patio with cable railings offer the perfect place to enjoy mountain sunsets.

Built with performance and longevity in mind, the home features Zip System underlayment, factory-finished LP Smart Siding, and distinctive tumbled brick and cedar soffit detailing. Full spray-foam insulation throughout—including floor trusses—provides exceptional energy efficiency, soundproofing, and fire resistance.

The custom kitchen is both beautiful and functional, with leathered granite countertops, Bosch appliances, and a walk-in butler's pantry with utility sink. Authentic reclaimed materials—such as 80-year-old barnwood flooring, handcrafted barnwood lighting, and two 900-pound rough-cut beams from Boone—anchor the dramatic 28-foot ceilings in the great room, adding depth and warmth.

The main-level primary suite offers a spa-style bath with a dual rainfall 5-by-8-foot shower, freestanding soaking tub positioned for unobstructed Neva Valley views, and a custom maple vanity by JSpier Custom Crafting. A two-story handcrafted metal staircase with cedar treads connects each level, and three dual-fuel HVAC units and two on-demand gas water heaters ensure optimal climate control and efficiency.

On the lower level, a walkout basement provides added flexibility with a large family room, two bonus rooms, reclaimed barn metal ceilings, carpeted flooring, and a covered concrete patio that opens to the surrounding landscape.

Above the detached garage, a fully independent guest apartment enhances the property's versatility and value. This private space includes two spacious rooms, two full bathrooms, a full kitchen, a comfortable living room with fireplace, and dedicated laundry—all ideal for visiting family, live-in support, or short-term rental income.

Additional features include a Samsung washer and dryer set conveniently located on the main level, a luxury Saratoga spa for year-round enjoyment, and pre-wiring for a whole-house generator to support seamless living in all seasons.

Perfectly located just five minutes from the regional airport, 30 minutes from Appalachian State University, and less than an hour to three ski resorts, Bristol Motor Speedway, and over 5,000 acres of ATV and hiking trails, this rare mountain property is equally suited for escape, investment, and everyday living.

Features & Amenities

INTERIOR

2nd Kitchen • Bar • Block Basement • Bonus Room • Built-In Electric Oven • Ceiling Fan(s) • Central Air • Concrete Basement • Dishwasher • Double Oven • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Finished Basement • Garage Apartment • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Kitchen Island • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Microwave • Mud Room • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Propane Heating • Refrigerator • Smoke Detector(s) • Soaking Tub • Utility Room • Utility Sink • Walk-In Closet(s) • Washer • Washer Hookup • Water Softener • Window Treatments

EXTERIOR

Back Porch/Patio • Balcony • Block Foundation • Contemporary • Covered Porch/Patio • Front Patio • Garage(s) • Guest House • Level Lot • Metal Roof • Rear Patio • Rolling Slope Lot • Second Residence • Side Porch • Spa/Hot Tub

OTHER

Above Average Condition • Cable Available • Septic Tank Sewer • Shared Well Water • Water Connected

Listing courtesy of Premier Sotheby's North Carolina



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