FOUND ON WWW.BRPHOMES.COM

408 Eagle Ridge Road, Roan Mountain, TN 37687

$499,000 · MLS #9992167 · 3 bed / 2 bath · www.brphomes.com/mls/9992167



3	2	1,357	2013	3.24
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2013
Lot Acreage: 3.24
Fireplaces: 1
Above Grade Sq Ft: 1,281
Association Fee Frequency: Annually
HOA Fee: $300

Lot Dimensions: 3.24 acres
City Taxes: $0
County Taxes: $969.56
Basement Sq Ft: 76
Garage Sq Ft: 774
Garage Spaces: 2
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Listing courtesy of Premier Sotheby's North Carolina · MLS #9992167 · Generated November 10, 2026
Information deemed reliable but not guaranteed.

Description

Presenting a fully furnished custom mountain residence set on 3.24 private acres in the desirable Eagle Ridge Estates community of Roan Mountain. Located on a peaceful cul-de-sac in the Heaton Creek area and positioned at approximately 3,500 feet in elevation, this property offers privacy, comfort and proximity to outdoor recreation, just one mile from Roan Mountain State Park.

Thoughtfully designed, the home features three bedrooms and two full baths across approximately 1,300 square feet. The interior showcases bamboo flooring throughout the main living areas and beautifully updated bathrooms finished with elegant marble tile and towel warmers. The kitchen is equipped with custom cabinetry featuring large pot and pan drawers, slide-out pantry storage, soft-close hinges and a corner lazy Susan, along with sealed granite countertops and stainless steel appliances. Custom window treatments, upgraded ceiling fans and Anderson storm doors enhance both style and functionality throughout the residence.

Comfort and reliability are key highlights, including a Jotul wood stove capable of heating the entire home during winter months, a whole-house generator for backup power and an HVAC system with extended warranty coverage. The property also features Jeld-Wen insulated windows and a durable metal roof.

Modern technology is seamlessly integrated with a full Starlink system for high-speed connectivity and Nest security cameras positioned around the home. The residence is offered fully furnished with curated pieces including a solid Aspen bed in the primary bedroom and a hickory bed in one of the additional bedrooms.

Outdoor features include landscaped grounds, outdoor sensor lighting and multiple parking options including a spacious two-car garage with automatic openers and additional upper-level parking near the welcoming front porch.

A detached, fully insulated 160-square-foot outbuilding adds exceptional versatility to the property. This light-filled space features abundant natural light, a sink, premium flooring and dedicated heating and air conditioning, making it ideal for use as a private office, creative studio or guest retreat. A cord of wood is included for use with the wood stove, adding both charm and practicality to the mountain lifestyle.

Conveniently located within driving distance of Banner Elk, Boone and Asheville and approximately 35 minutes from Beech Mountain Resort and Sugar Mountain Resort, this property offers an exceptional opportunity for a primary residence, second home or vacation rental investment.

Experience the beauty of the Appalachian Highlands from this well-appointed mountain retreat in Eagle Ridge Estates. There is a discrepancy between the tax record and the professional measurements (it appears the tax office left off the upper level in their calculations).

Features & Amenities

INTERIOR

Built-in Features • Ceiling Fan(s) • Central Air • Central Heating • Concrete Basement • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • ENERGY STAR Qualified Doors • Entrance Foyer • Exterior Entry Basement • Generator • Granite Counters • Hardwood Flooring • Microwave • Refrigerator • Remodeled • Studio • Sump Pump Basement • Two-Level • Walk-Out Access Basement • Washer • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating • Wood Walls • Workshop

EXTERIOR

Back Porch/Patio • Balcony • Cabin • Covered Porch/Patio • Deck • Front Porch • HardiPlank Type Exterior • Landscaping • Metal Roof • Mountain(s) View • Mountainous Lot • Outbuilding

OTHER

Above Average Condition • Septic Tank Sewer • Well Water

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992167