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2188 Highway 75, Blountville, TN 37617

$2,950,000 · MLS #9994687 · 3 bed / 2.5 bath · www.brphomes.com/mls/9994687



3	2.5	2,061	2024	51.7
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2024
Lot Acreage: 51.7
Above Grade Sq Ft: 2,061
Lot Dimensions: See acreage

City Taxes: $0
County Taxes: $3,035.88
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Holston
Middle School: Sullivan Central Middle
High School: West Ridge

Listing courtesy of Midwest Land Group, LLC · MLS #9994687 · Generated November 10, 2026
Information deemed reliable but not guaranteed.

Description

Refined Living Meets Unmatched East Tennessee Beauty - 51.7 Acres in Sullivan County, TN

Welcome to an extraordinary East Tennessee estate located at 2188 Highway 75 in Blountville, TN, where refined craftsmanship, privacy, and breathtaking mountain views come together across 51.7 acres of rolling pasture and wooded landscape. This one-of-a-kind property offers a rare opportunity to own a fully equipped private estate with the versatility to serve as a luxury residence, working farm, family compound, or investment-grade development tract.

The custom-built home spans 3,666 total square feet, with 2,061 square feet of thoughtfully designed heated and cooled living space. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a seamless blend of comfort and quality--from 9-foot ceilings with tray accents to SmartCore flooring throughout. The kitchen is outfitted with stainless steel appliances and flows effortlessly into the main living areas, creating an inviting space for both everyday living and entertaining. A full wired security system, Trane HVAC, and the highest R-value insulation available ensure efficiency and peace of mind year-round.
Step outside onto the impressive 270-foot wraparound porch--complete with eight ceiling fans--and take in the unmatched panoramic views of the East Tennessee and North Carolina mountains. Every detail of the exterior was built with longevity in mind, including kiln-dried decking boards, aluminum railing, and a fully encapsulated crawl space with commercial-grade dehumidification. The home also features dual 200-amp underground electrical services, a 1,000-gallon septic system with 370 feet of fill lines, and is pre-plumbed for future expansion upstairs, offering flexibility for additional living quarters or guest accommodations.
Adding to the property's appeal is a fully finished 12x28 cabin featuring tongue-and-groove interior, hardwood flooring, and a complete solar electrical system--ideal for guests, rental income, or a private retreat. The outdoor living experience is anchored by a Royal Pools Lagoon-style pool (30x28x16) with an 8-foot deep end, saltwater system, LED lighting, and a built-in sun ledge, creating a resort-like setting just steps from your home.

The land itself is equally impressive, offering 41.16 acres of productive pasture currently used for high-yield hay production, along with 10.54 wooded acres that provide privacy and habitat for abundant wildlife including deer, turkey, and bear. A small pond supports both livestock and wildlife, while the 1,700+ foot gravel driveway ensures a private and scenic approach to the property. Whether you envision a horse farm, cattle operation, or private hunting retreat, this land is ready to perform.

For those with a forward-looking investment mindset, the property also presents an exceptional development opportunity. With its layout, views, and location, it is well-suited for subdividing into premium 5-10 acre estate tracts--making it as financially attractive as it is beautiful.

Conveniently located just minutes from Interstate 81 and Interstate 26, and a short drive to the Tri-Cities Regional Airport, this property offers both seclusion and accessibility. You're only 20 minutes from Johnson City and 24 minutes from Bristol, giving you easy access to shopping, dining, and top-tier medical services.
East Tennessee continues to attract buyers for its low property taxes, lack of state income tax, and unmatched natural beauty--making this property not only a place to live, but a strategic long-term investment.

Features & Amenities

INTERIOR

24 Hour Security • Carbon Monoxide Detector(s) • Central Air • Central Heating • Dehumidifier • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Luxury Vinyl Flooring • Part Finished Attic • Sliding Doors • Smoke Detector(s) • Two-Level • Washer Hookup

EXTERIOR

Cape Cod • Dirt • Farm Pond Lot • Gravel • Guest House • In Ground • Landscaping • Mountain(s) View • Pasture • Pasture Fencing • Pasture Lot • Shingle Roof • Sloped Lot • Storage • Vinyl Siding Exterior • Wooded Lot • Wrap Around

OTHER

Above Average Condition • Electricity Connected • Private Water • Septic Tank Sewer • Underground Utilities • Water Connected

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SCAN TO VIEW ONLINE
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