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122 Orchard Meadows Lane, Roan Mountain, TN 37687

$550,000 · MLS #9995835 · 2 bed / 2 bath · www.brphomes.com/mls/9995835



2	2	2,300	2004	0.35
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2004
Lot Acreage: 0.35
Fireplaces: 1
Above Grade Sq Ft: 2,104
Association Fee Frequency: Annually
HOA Fee: $400

Lot Dimensions: 100 x 160 IRR
City Taxes: $0
County Taxes: $1,281.30
Basement Sq Ft: 392
Garage Sq Ft: 650
Garage Spaces: 2
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Description

Gorgeous custom-built home by one of the area's premier local builders--recently renovated, thoughtfully upgraded, and absolutely ooh-la-la fabulous.

The kitchen is a true chef's dream, showcasing custom maple cabinetry, quartz countertops, and top-tier appliances: a FORNO dual range with oven, smart BOSCH dishwasher, smart GE refrigerator, and a KRAUS sink. All appliances are less than one year old. Turnkey with everything included except a very short list of owners personal items.

The bathrooms are equally impressive, featuring beautiful ceramic tile, expansive stone-tiled showers, and quartz countertops. The main-level full bath includes a laundry area with a smart LG washer and dryer. Additional upgrades include a new heat pump, central AC, and a GENERAC 24 kW whole-home generator.

Start your mornings on the rocking-chair front porch, where close and distant mountain views glow at sunrise. Step inside and your eyes immediately lift to the dramatic vaulted ceiling and balcony above. To the left, the living room centers around a stunning stone fireplace with gas logs--perfect for cozy evenings. To the right, the kitchen offers generous workspace and storage. Just beyond the living room, the spacious dining room is ideal for gatherings of any size.

The primary bedroom connects to a beautifully updated ensuite with a large stone-tile shower and quartz countertops. Open the window at night and drift off to the soothing sound of the creek flowing just below the home.

Upstairs, the balcony landing leads to a versatile bonus room--perfect for an office, library, or reading nook. A huge upstairs bedroom offers abundant storage and privacy.

Step outside to your own private oasis: a serene back deck overlooking nature. Whether dining al fresco, birdwatching, or simply unwinding, this space delivers peace in every season. The lush lawn features thoughtful landscaping, unique plantings, stone steps, and a quiet sitting area overlooking the creek. Let the sound of the water wash your cares away.

So relaxing. So inviting. So ready for you. Call today--don't delay. Information taken from Tax records and third parties. Deemed reliable but not guaranteed. Buyer or buyers agent to verify.

Features & Amenities

INTERIOR

Block Basement • Bonus Room • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Dishwasher • Dryer • Drywall Walls • Electric Dryer Hookup • Exterior Entry Basement • Fireplace Heating • Floored Attic • Gas Range • Generator • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry Basement • Laundry • Living Room Fireplace • Loft • Microwave • Open Floorplan • Pantry • Partial Basement • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Primary Downstairs • Propane Heating • Refrigerator • Remodeled • Sliding Doors • Smoke Detector(s) • Stone Counters • Storage Attic • Sunroom-Heated • Three Or More-Level • Tile Flooring • Walk-Out Access Basement • Washer • Washer Hookup • Window Treatments • Workshop

EXTERIOR

Asphalt • Block Foundation • Covered Porch/Patio • Craftsman • Creek/Stream View • Driveway • Front Porch • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Rear Porch • Rolling Slope Lot • Sloped Lot • Wood Siding Exterior

OTHER

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

Listing courtesy of Elevation Real Estate & Property Group

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