

916 Willens Gap Road, Mountain City, TN 37683

\$450,000 · MLS #9996210 · 3 bed / 2 bath · www.brphomes.com/mls/9996210



TVR MLS

3

BEDS

2

BATHS

2,688

SQ FT

1999

YEAR BUILT

9.29

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active Under Contract

Year Built: 1999

Lot Acreage: 9.29

Fireplaces: 2

Above Grade Sq Ft: 1,344

Lot Dimensions: See acres

City Taxes: \$0

County Taxes: \$951.41

Basement Sq Ft: 1,344

Garage Sq Ft: 0

Elementary School: Mountain City

Middle School: Johnson Co

High School: Johnson Co

Description

Discover your own private mountain retreat on 9.29 unrestricted acres, offering 3 bedrooms, 2 bathrooms, and 2,688± square feet of living space. Surrounded by sweeping ridge-top mountain views, abundant wildlife, and endless

opportunities for hiking, hunting, and ATV riding, this property combines rustic charm with modern comfort in a peaceful setting. Inside, vaulted ceilings and expansive windows fill the cabin with natural light while showcasing the stunning mountain scenery. The main living area features warm wood interiors, hardwood flooring, and a cozy gas log fireplace, creating an inviting atmosphere for relaxing or entertaining. The kitchen offers a center island, custom hardwood cabinetry, and all appliances convey, making it both functional and welcoming. The main-level primary suite provides convenience and comfort with a walk-in closet, dual vanities, and an accessible walk-in shower. The fully finished and heated basement offers exceptional flexibility and is currently utilized as a third bedroom area, complete with a second fireplace, spacious recreation room, additional living or office space, full bathroom, and bar area ideal for gatherings and guests. Outdoor living is equally impressive with a wraparound deck overlooking a private creek, a firepit area, and a 15x30 storage building. The paved driveway provides easy year-round access to the cabin. Recent improvements include premium vinyl flooring, updated kitchen appliances, a new water heater, remodeled accessible shower, Leaf Filter gutter system, exterior paint and railing updates, and driveway enhancements. Additional features include fiber-optic internet through Sky Best, a SimpliSafe security system, washer and dryer, handicap-accessible ramp, and established fruit trees including apple, pear, and cherry. Enjoy all four seasons from this mountain retreat, where ridge-top views and the surrounding natural beauty create a truly special setting. Conveniently located near Watauga Lake, the Appalachian Trail, the Virginia Creeper Trail, Boone, Sugar Mountain Resort, Beech Mountain Resort, local wineries, and Bristol Motor Speedway. Buyer and buyer's agent to verify all information.

Features & Amenities

INTERIOR

Bar • Baseboard Heating • Bonus Room • Built-in Features • Carpet Flooring • Ceiling Fan(s) • Ceramic Tile Flooring • Cooktop • Dishwasher • Double Oven • Dryer • Electric Dryer Hookup • Electric Heating • Finished Basement • Fireplace Heating • Full Basement • Gas Log Fireplace • Hardwood Flooring • Heated Basement • In Law Suite • Kitchen Island • Laundry • Living Room Fireplace • One-Level • Primary Bedroom • Primary Downstairs • Recreation Room • Refrigerator • Security System • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Wet Bar • Wood Walls • Workshop • Workshop Basement

EXTERIOR

Asphalt • Cabin • Covered Porch/Patio • Creek/Stream View • Deck • Garden • Gravel • Landscaping • Log Exterior • Metal Roof • Mountain(s) View • Outbuilding • Parking Spaces • Part Wooded Lot • Porch • Shed(s) • Storage • Wood Siding Exterior • Wrap Around

OTHER

Above Average Condition • Rec Right of Way Easements • Septic Tank Sewer • Shared Well Water

Listing courtesy of Ace Realty



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996210