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# 1.66 Ac Eagle Ridge Road 13, Roan Mountain, TN 37687

**$52,660** · MLS #9996789 · www.brphomes.com/mls/9996789




**1.66**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.66
**Association Fee Frequency:** Annually
**HOA Fee:** $300

**City Taxes:** $0
**County Taxes:** $163.50
**Elementary School:** Cloudland
**Middle School:** Cloudland
**High School:** Cloudland

## Description

ROAN MOUNTAIN -- EAGLE RIDGE ESTATES | 1.66± ACRE MOUNTAIN BUILDING SITE

Escape to the Southern Appalachians at approximately 3,500 feet in elevation! This secluded 1.66± acre residential building site in Eagle Ridge Estates on Roan Mountain offers a peaceful mountain setting surrounded by the natural beauty of East Tennessee.

Located just minutes from Roan Mountain State Park and the pristine waters of Watauga Lake, this property provides an excellent opportunity to build a mountain retreat, vacation home, or year-round residence in the Unaka Mountain range.

The property offers over 570± feet of road frontage and is designated for a site-built residence of at least 1,000± square

feet, providing flexibility for creating your ideal mountain home. The secluded setting offers privacy and tranquility while remaining within convenient driving distance of area towns, restaurants, outdoor recreation, and entertainment.

The location is especially attractive for those who enjoy mountain living, hiking, fishing, boating, scenic drives, skiing, and outdoor recreation. The Tennessee-North Carolina border is nearby, with Elizabethton, Hampton, Boone, and Banner Elk all within a beautiful mountain drive. Sugar Mountain and Beech Mountain ski resorts are approximately 35 minutes away, offering four-season recreational opportunities.

Property Highlights:

1.66± acres

Approximately 3,500-foot elevation

Over 570± feet of road frontage

Secluded mountain setting

Residential building site

Site-built homes of 1,000± sq. ft. or more

Minutes from Roan Mountain State Park

Convenient to Watauga Lake

Near the Tennessee-North Carolina border

Approximately 35 minutes to Sugar Mountain and Beech Mountain Resorts

Limited cell-phone service -- ideal for those seeking a more peaceful, unplugged mountain setting

A wonderful opportunity to own a private piece of the Southern Appalachians and build your own mountain retreat in beautiful Roan Mountain, Tennessee.

## Features & Amenities

**EXTERIOR**

2 Lane Road • Level • Mountain(s) View • Paved • Public Maintained Road • Residential • Wooded

**OTHER**

Above Average Condition • Additional Road Frontage • Aerial • Deed Restrictions • Electricity Available • Plat • Public Water • Water Available

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
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