# 201 Bluebird Hill Road, Erwin, TN 37650

**$1,250,000** · MLS #10002833 · 6 bed / 4.5 bath · www.brphomes.com/mls/10002833




| 6 | 4.5 | 4,188 | 1980 | 63.71 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1980
**Lot Acreage:** 63.71
**Fireplaces:** 1
**Above Grade Sq Ft:** 4,188
**Lot Dimensions:** 63.71 Acres

**City Taxes:** $0
**County Taxes:** $2,917.23
**Basement Sq Ft:** 1,897
**Garage Sq Ft:** 1,315
**Garage Spaces:** 4
**Elementary School:** Temple Hill
**Middle School:** Unicoi Co
**High School:** Unicoi Co

## Description

63 Acres of Pure Mountain Adventure - Your Private Outdoor Paradise Awaits. Adventure begins where the pavement ends! Imagine owning 63+/- acres breathtaking acres of mountain paradise where the trails are yours to explore, the views stretch for miles, and every day feels like a getaway! Whether you're an outdoor enthusiast, an avid hunter, a horseback rider, or dreams of escaping the hustle and bustle, this extraordinary property offers the freedom, privacy, and adventure you've been searching for! With miles of trails winding through a spectacular mix of wooded and cleared

acreage, there's always another adventure waiting around the bend. Sharpen your skills at your very own private shooting range, cast a line into the spring-fed pond stocked with fish, or explore the natural beauty of your own mountain wilderness. Located near the Appalachian Trail and Iron Mountain Range, this property puts you in the heart of an outdoor enthusiast's dream. The spacious, well-maintained home is move-in ready and designed for comfortable everyday living and effortless entertaining. The main level features an expansive primary suite with handicap-accessible doors and shower, a gas log fireplace, a second bedroom with access to an additional bathroom, a welcoming family room, formal dining room, and light-filled sunroom. The impressive kitchen boasts granite countertops, a large granite island with abundant storage, custom cherry cabinetry, stainless-steel Sub-Zero refrigerator, double wall ovens, a dishwasher, and a built-in gas cooktop; an adjoining den with a wood-burning stove opens through double doors to expansive decks overlooking the surrounding mountain landscape. Upstairs, a second primary suite provides a private retreat. Three additional bedrooms, another full bathroom, and versatile living areas offer endless possibilities for guest accommodation, a game room, sitting room, or shared sleeping space. Bonus rooms throughout the home provide even more flexibility for hobbies, recreation, or storage. The full unfinished basement offers generous storage and workspace, including a bonus room previously used as a gun room. Additional amenities include an attached garage, two detached garages, a storage building with a new metal roof, and a woodworking shop. The property is equipped with a private well, a 1,000-gallon propane tank, dual water heaters - one electric and one propane - 2 out of 3 heat pumps less than two years old with a 12-year warranty, and a Briggs & Stratton 26 kW standby generator with a Vanguard commercial-grade engine and surge protection, fiber optics, and lots of updates throughout this thoughtfully designed home. This isn't just a home. It's your own private mountain playground, an outdoor adventure destination, and a place to make memories for generations to come! Properties offering this much acreage, recreation, privacy, and comfort are truly one of a kind. Your next great adventure starts right here! All information contained herein deemed reliable but should be verified by the buyer/buyers agent.

## Features & Amenities

### INTERIOR

Bonus Room • Built-In Electric Oven • Built-in Features • Carpet Flooring • Central Air • Central Heating • Central Vacuum • Concrete Basement • Concrete Flooring • Cooktop • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Floored Attic • French Doors • Gas Log Fireplace • Gas Range • Generator • Granite Counters • Handicap Modified • Hardwood Flooring • Heat Pump • Heated Basement • Kitchen Island • Laundry • Paneling Walls • Pantry • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Propane Heating • Pull Down Stairs Attic • Refrigerator • Security Gate • Sitting • Sliding Doors • Smoke Detector(s) • Storage Attic • Sunroom-Heated • Tile Flooring • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Wide Doors • Wood Stove Heating • Workshop • Workshop Basement

### EXTERIOR

Asphalt Roof • Attached • Back Porch/Patio • Block Foundation • Cleared Lot • Covered Porch/Patio • Creek/Stream View • Deck • Detached • Driveway • Front Porch • Garage Door Opener • Garage(s) • Gravel • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Parking Spaces • Rear Patio • Rolling Slope Lot • Second Garage • Shingle Roof • Traditional • Wood Siding Exterior • Wooded Lot

### OTHER

Above Average Condition • Private Water • Septic Tank Sewer • Well Water

Listing courtesy of REMAX Checkmate, Inc. Realtors

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002833