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309 Roan Springs Lane, Roan Mountain, TN 37687

$990,000 · MLS #9997634 · 2 bed / 2.5 bath · www.brphomes.com/mls/9997634



2	2.5	2,948	2003	28.42
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2003
Lot Acreage: 28.42
Fireplaces: 0
Above Grade Sq Ft: 2,948
Lot Dimensions: 1,237,970 SQ. ft.

City Taxes: $0
County Taxes: $2,565
Basement Sq Ft: 0
Garage Sq Ft: 492
Garage Spaces: 2
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Listing courtesy of RE/MAX Preferred · MLS #9997634 · Generated November 17, 2026
Information deemed reliable but not guaranteed.

Description

PRICE REDUCED! Dreaming of life in the Blue Ridge Mountains? Here it is!

Experience the perfect blend of comfort, privacy, and mountain living with this exceptional 2,948± sq. ft. custom ranch home situated on 28.42 beautiful acres, offering true one-level living.

Designed with quality craftsmanship and an open, flowing floor plan, this home features vaulted ceilings, oversized windows that fill the interior with natural light, beautiful hardwood floors, and slate tile throughout.

The spacious living areas flow seamlessly into the well-appointed kitchen featuring stainless steel appliances, a breakfast bar, generous cabinetry, and an open design ideal for entertaining.

The home offers an oversized primary suite with a huge walk-in closet and ensuite bath with a relaxing whirlpool tub and walk-in shower. The second bedroom overlooks the pond. There are two flex rooms - either could be used as additional sleeping areas. They are currently being utilized as an art studio, and a guest bedroom/home office. Other amenities include a convenient main-floor laundry room with a deep sink, a large utility room also with a deep sink and 240V service, a pantry, and abundant storage throughout the home add to its exceptional functionality. An inviting all-season sunroom overlooking the orchard provides the perfect place to enjoy the surrounding beauty in every season.

Built with quality in mind, the home features durable 2x6 construction, an encapsulated crawlspace, a 1,000-gallon septic system, underground power, a 24 kW Generac whole-house generator, and security system.

Step outside to discover your own private mountain retreat. The property boasts a spring-fed pond, a mature mini-orchard with cherry, peach, plum, pear, walnut, pawpaw, and apple trees, blueberry bushes, and breathtaking year-round mountain views. A beautiful stone entrance and covered front porch, surrounded by tasteful landscaping, create a warm and welcoming first impression. Nature lovers will appreciate the charming teeny-tiny house complete with electricity, offering the perfect place to relax while watching native wildlife.

Additional features include an attached oversized workshop with 240V service, an attached double garage, and an impressive 960± sq. ft. detached storage space with 240V service, providing ample space for boats, tractors, equipment, recreational vehicles, or additional storage.

Whether you are seeking a private estate, mini farm, family retreat, or peaceful mountain sanctuary, this remarkable property offers quality construction, exceptional amenities, recent major updates - including a new roof and skylights, and over 28 acres of privacy in a truly unforgettable setting.

This home is located near Beautiful Roan Mountain State Park, the Appalachian Trail, Beach and Sugar Mountain Ski areas and Watauga Lake - hiking, biking, skiing, fishing and boating are just a few of the activities to be enjoyed in the area - yet close to Johnson City, TN and Boone, NC

Features & Amenities

INTERIOR

Built-In Electric Oven • Carbon Monoxide Detector(s) • Ceiling Fan(s) • Ceramic Tile Flooring • Concrete Flooring • Convection Oven • Cooktop • Dehumidifier • Dishwasher • Down Draft • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Fire Alarm • Forced Air Heating • Furnace • Gas Log Fireplace • Generator • Hardwood Flooring • Heat Pump • Humidifier • Insulated Windows • Kitchen Island • Kitchen/Dining Combo • Laminate Counters • Laminate Flooring • Laundry • Library • Microwave • Mud Room • One-Level • Open Floorplan • Pantry • Partial Floor Attic • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Security System Owned • Slate Flooring • Smoke Detector(s) • Solid Surface Counters • Storage Attic • Storm Door(s) • Studio • Sunroom-Heated • Sunroom-Unheated • Utility Room • Utility Sink • Walk-In Closet(s) • Washer Hookup • Whirlpool • Workshop

EXTERIOR

Asphalt Roof • Attached • Back Porch/Patio • Block Foundation • Breezeway • Cleared Lot • Concrete Driveway • Concrete Perimeter Foundation • Contemporary • Covered Porch/Patio • Driveway • Enclosed • Farm Pond Lot • Front Porch • Garage Door Opener • Garage(s) • Garden • Glass Enclosed • Landscaping • Level Lot • Mountain(s) View • Mountainous Lot • Outbuilding • Parking Pad • Part Wooded Lot • Porch • Rear Porch • Rolling Slope Lot • RV/Boat Storage • Shingle Roof • Side Porch • Sloped Lot • Stone Exterior • Storage • Water View • Wood Siding Exterior • Wooded Lot

OTHER

Above Average Condition • Private Sewer • Private Water

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SCAN TO VIEW ONLINE
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