

309 Roan Springs Lane, Roan Mountain, TN 37687

\$1,075,000 · MLS #9997634 · 2 bed / 2.5 bath · www.brphomes.com/mls/9997634



2

BEDS

2.5

BATHS

2,948

SQ FT

2003

YEAR BUILT

28.42

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

Description

NEW ROOF, NEW SKYLIGHTS, and a Price Reduction! 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. Recent improvements include a brand-new roof and brand-new skylights, providing added value and peace of mind for years to come. 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.

An inviting all-season sunroom provides the perfect place to enjoy the surrounding beauty in every season. The home offers two bedrooms plus two flex rooms. One is currently used as an art studio, while the other serves as a guest bedroom/home office. The oversized primary suite includes abundant closet space and a private ensuite bath with a relaxing whirlpool tub and walk-in shower.

A convenient main-floor laundry room with a deep sink, a large utility room with a second deep sink and 240V service, a pantry, and abundant storage throughout the home add to its exceptional functionality.

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 a 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 playhouse or wildlife observation cabin complete with electricity, offering the perfect place to relax while watching birds, deer, wild turkeys, and other native wildlife. Additional improvements 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're seeking a private estate, mini farm, family retreat, or peaceful mountain sanctuary, this remarkable property offers quality construction, exceptional amenities, recent major updates, and over 28 acres of privacy in a truly unforgettable setting.

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

Listing courtesy of RE/MAX Preferred



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997634