

199 Pear Tree Way, Del Rio, TN 37727

\$444,000 · MLS #9997667 · 4 bed / 2.5 bath · www.brphomes.com/mls/9997667



4

BEDS

2.5

BATHS

1,680

SQ FT

2005

YEAR BUILT

12.71

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2005

Lot Acreage: 12.71

Above Grade Sq Ft: 1,680

Lot Dimensions: 430x 819x irr

City Taxes: \$0

County Taxes: \$886.84

Basement Sq Ft: 840

Garage Sq Ft: 0

Elementary School: Del Rio

Middle School: None

High School: Cocke Co

Description

Front and center, this cabin-style retreat delivers one of its most compelling features immediately--an inviting covered front porch positioned to take full advantage of sweeping East Tennessee mountain views. Whether it's morning coffee, evening sunsets, or watching the seasons change across the Appalachian ridgelines, this outdoor living space sets the tone for the entire property. Located in the secluded community of Del Rio, Tennessee, this 12.71-acre mountain property offers privacy, natural beauty, and a true escape into the countryside. Surrounded by rolling hills, mature hardwoods, and abundant wildlife, the land reflects the quiet, untouched character that makes this region of East Tennessee so desirable for both recreational and residential use. The home features approximately 1,680 square feet of finished living space plus an additional 840 square feet in an unfinished basement, offering excellent potential for expansion, storage, or future customization. The interior layout includes three rooms upstairs with a full bath, along with one main-level room that also includes a full bath--creating flexible options for guests, multi-generational living, or rental income. Warmth and comfort define the living spaces with a cozy gas log fireplace in the main living room, perfect for relaxing winter evenings and mountain nights. Downstairs, the unfinished basement includes a wood-burning stove, adding rustic charm, supplemental heat, and additional potential for future finished living space. In addition to the standout front porch, the property also includes a second covered porch, providing multiple outdoor spaces to enjoy the surrounding mountain landscape, shade, and privacy throughout the day. A key advantage of this property is the availability of high-speed fiber internet, a rare and valuable feature in a private mountain setting. This makes the home well-suited for remote work, streaming, or operating as a short-term rental such as an Airbnb. The location also offers convenient access to nearby mountain destinations, including the historic town of Hot Springs, North Carolina, known for its natural hot springs, Appalachian Trail access, and outdoor recreation. Additional nearby destinations include Newport, Gatlinburg, and the Great Smoky Mountains National Park, offering a strong balance of seclusion and accessibility. Del Rio, Tennessee is well known for its peaceful rural atmosphere, scenic mountain terrain, and proximity to public lands, rivers, and forested recreation areas. The combination of privacy, elevation, and natural surroundings makes this area highly desirable for hunting, recreation, and long-term investment potential. Some photos have been digitally rendered.

Features & Amenities

INTERIOR

Basement Fireplace • Carpet Flooring • Ceiling Fan(s) • Ceramic Tile Flooring • Crawl Opening Attic • Dishwasher • Disposal • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Gas Log Fireplace • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Laminate Flooring • Living Room Fireplace • Microwave • Refrigerator • Satellite Dish • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating

EXTERIOR

Asphalt Roof • Block Foundation • Cabin • Covered Porch/Patio • Driveway • Front Porch • Level Lot • Rear Porch • Rolling Slope Lot • Sloped Lot • Wood Siding Exterior • Wooded Lot

OTHER

Average Condition • Electricity Connected • Private Water • Septic Tank Sewer • Well Water

Listing courtesy of Country Living Realty



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997667