1877 Dry Hill Road, Butler, TN 37640

$7,600,000 · MLS #9998772 · 5 bed / 4.5 bath · www.brphomes.com/mls/9998772



5	4.5	5,228	2005	33.53
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2005
Lot Acreage: 33.53
Fireplaces: 4
Above Grade Sq Ft: 4,777
Lot Dimensions: 1,460,561 square feet

City Taxes: $0
County Taxes: $3,446
Basement Sq Ft: 451
Garage Sq Ft: 878
Garage Spaces: 2
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Villa Nove is a rare turnkey wine country estate and agritourism opportunity spanning approximately 34 acres, anchored by a stunning 5,218-square-foot Italian Tuscan villa, an established vineyard, and a fully equipped event and wine

production operation. Blending residential luxury with commercial capability, the property is ideally suited for a winery owner, hospitality entrepreneur, investor, or buyer seeking an extraordinary live-work destination.

An additional separate waterfront parcel suitable for a marina can convey with an acceptable offer, further expanding the possibilities for this exceptional estate.

At the heart of the estate, the elegant 5-bedroom, 4.5-bath Tuscan villa offers timeless character and spacious living, complete with a wine cellar and billiards room, a 357-square-foot outdoor terrazza, and an oversized 878-square-foot two-car garage. The estate also includes a renovated 1,388-square-foot original farmhouse with 3 bedrooms and 1 bath, providing additional guest, staff, or rental accommodations.

Purpose-built for entertaining and business operations, the renovated 4,544-square-foot tasting room features two climate-controlled dining rooms, each with tasting bars, along with three bathrooms, wine refrigeration, wine storage, and a refinished outdoor patio outfitted with umbrellas, gas heaters, tables, and chairs. The venue is fully equipped to host weddings and events, with seating and furnishings for up to 90 guests. A newly outfitted tasting room kitchen includes ovens, prep stations, refrigeration, and additional equipment needed to support food and beverage service.

Wine production infrastructure is equally impressive, highlighted by a newly constructed 4,031-square-foot heated and cooled production and storage barn with laboratory and bathroom. A separate 1,760-square-foot office building includes three offices, a conference room, and retail space, while a 2,633-square-foot utility barn provides ample room for tools, equipment, and tractor storage.

The agricultural component is well established, with 8 acres of 14-year-old mature, healthy vineyards producing 10 grape varietals harvested annually. Two small ponds with fountains and an irrigation well support the grounds, while a newly installed perimeter fence with high-end materials secures both the farm perimeter and agritourism pasture. A new 16' x 20' pasture barn adds further utility and potential for agritourism. Also included is a 0.75-acre greenhouse lot on Dry Hill Road, located across from the utility barn and included within the 34+/- total acres.

This offering includes an extensive collection of machinery and operational assets essential to continued success, including a 60 HP Kubota tractor with sprayer, Kubota UTV with dump bed, Ford Ranger 4x4 pickup, forklift, and additional equipment. All winemaking and vineyard tools necessary for operation convey, along with intellectual property and business assets such as the website, social media accounts, licenses, and a substantial customer database. Also included are all wedding and event tables, chairs, linens, and arbor, making this an exceptional turnkey opportunity with multiple income streams already in place.

Features & Amenities

INTERIOR

Bar • Built-in Features • Central Air • Central Heating • Cooktop • Dishwasher • Disposal • Dryer • Drywall Walls • Eat-in Kitchen • Entrance Foyer • Fireplace Heating • Gas Range • Granite Counters • Heat Pump • Kitchen Island • Microwave • Plaster Walls • Primary Downstairs • Propane Heating • Range • Refrigerator • Security Gate • Security System • Smoke Detector(s) • Soaking Tub • Three Or More-Level • Walk-In Closet(s) • Wine Refrigerator

EXTERIOR

Back Porch/Patio • Balcony • Barn(s) • Covered Porch/Patio • Farm Pond Lot • Full Fencing • Garage(s) • Guest House • Landscaping • Mountain(s) View • Outbuilding • Outdoor Grill • Pasture • Pasture Fencing • Pasture Lot • Patio • Pergola • Residence • RV/Boat Storage • Shed(s) • Sloped Lot • Stable(s) • Stone Veneer Exterior • Storage • Terrace • Tile Roof • Vineyard Lot

OTHER

Above Average Condition • Public Water • Septic Tank Sewer • Underground Utilities • Well Water

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998772