

206 Buck Creek Road, Roan Mountain, TN 37687

\$350,000 · MLS #10000299 · 2 bed / 2 bath · www.brphomes.com/mls/10000299



2

BEDS

2

BATHS

1,400

SQ FT

2006

YEAR BUILT

1.33

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2006

Lot Acreage: 1.33

Above Grade Sq Ft: 1,400

Lot Dimensions: 1.33 acres

City Taxes: \$0

County Taxes: \$711.23

Basement Sq Ft: 0

Garage Sq Ft: 192

Elementary School: Cloudland

Middle School: Cloudland

High School: Cloudland

Description

Room to Breathe. A Creek at Your Doorstep. Roan Mountain Beauty All Around You.

A contemporary mountain home with the warmth of Craftsman influences, 206 Buck Creek Road combines natural wood,

abundant sunlight and an open floor plan with the relaxed beauty of Roan Mountain.

The moment you walk through the door, you feel it--room to breathe, room to relax, and a home that invites you to slow down and stay awhile.

Set on 1.33 acres in beautiful Roan Mountain, this light-filled 2-bedroom, 2-bath home offers approximately 1,400 square feet, including the sunroom, plus approximately 163 feet of frontage along Buck Creek.

Built in 2006, the home feels remarkably open and spacious. The heart of the house is the great room, where the kitchen, dining and living areas come together beneath a soaring cathedral ceiling finished in warm natural wood. Hardwood floors, skylights, large windows and two sets of sliding glass doors fill the space with sunshine and keep the outdoors constantly in view.

The kitchen is designed to be part of everyday life rather than tucked away from it, with abundant cabinetry and counter space, stainless-steel appliances and a large window over the sink. Whether you're cooking dinner or visiting with friends, the open layout keeps everyone connected.

Then step into the sunroom--and you may have found your favorite place in the house. Surrounded by windows and overlooking the lawn, trees and mountain surroundings, this cheerful space seems made for morning coffee, houseplants, reading on a rainy afternoon or simply watching the seasons change. During the colder months, its southern exposure captures passive solar warmth, while sliding glass doors open directly onto the deck when the weather turns warmer. The oversized primary bedroom provides plenty of room to unwind and includes a large walk-in closet and private bath with a beautifully tiled, level-entry shower and grab bars. A second bedroom and full bath offer comfortable space for guests, a home office or hobbies, and there is also a separate laundry room.

Thoughtful accessibility features make the home especially easy to enjoy. A long ramp leads from the driveway onto the deck and directly into the great room, complementing the level-entry primary shower and comfortable floor plan. Outside, there is room for more of the life you came to the mountains to enjoy. The property includes a detached garage with electricity, one-car metal carport and dedicated RV parking pad. (The RV currently pictured on the property does not convey. The lawn mower in the garage does NOT convey, either.) And along approximately 163 feet of Buck Creek frontage, you have a piece of the rushing mountain water for which this beautiful part of Northeast Tennessee is known.

Beyond your own 1.33 acres lies the larger landscape of Roan Mountain--forested mountains, rushing creeks and the spectacular high-elevation scenery that makes this area so special. Near the North Carolina state line, this is a place where the scenery isn't something you have to drive somewhere to find. It's simply part of coming home.

If you've been dreaming of a home where sunlight pours through the windows, wood ceilings add warmth overhead, a creek runs along your property and the mountains remind you to slow down a little, 206 Buck Creek Road may be the place you've been looking for. Come for the mountains. Stay for the feeling of home.

According to the FEMA information provided, portions of the property bordering Buck Creek are within Zone A, while the approximate home location appears in Zone X. FEMA notes that the map pin is approximate and is not an authoritative property location. Buyer/Buyer's Agent to verify flood-zone designation and any lender or insurance requirements.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Ceramic Tile Flooring • Crawl Space Foundation • Dishwasher • Dryer • Drywall Walls • Electric Range • Flue Fireplace • Granite Counters • Great Room Fireplace • Handicap Modified • Hardwood Flooring • Heat Pump • Insulated Windows • Microwave • One-Level • Open Floorplan • Primary Downstairs • Refrigerator • Skylight(s) • Sunroom-Heated • Walk-In Closet(s) • Washer

EXTERIOR

Asphalt • Asphalt Roof • Block Foundation • Bottom Land Lot • Carport • Cleared Lot • Contemporary • Creek/Stream View • Deck • Detached • Driveway • Flood Zone Lot • Garage(s) • Level Lot • River Front • RV Parking • Sloped Lot • Vinyl Siding Exterior • Wrap Around

OTHER

Above Average Condition • Electricity Connected • Flood Zone Easements • Septic Tank Sewer • Shared Well Water

Listing courtesy of KW Johnson City



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