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# 899 Avery Branch Road, Mountain City, TN 37683

**$432,900** · MLS #10001032 · 2 bed / 2 bath · www.brphomes.com/mls/10001032




| 2 | 2 | 1,450 | 2006 | 7.5 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2006
**Lot Acreage:** 7.5
**Above Grade Sq Ft:** 1,450
**Lot Dimensions:** See acres

**City Taxes:** $0
**County Taxes:** $169.69
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Roan Creek
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

First Time on the Market - A Must-See Mountain Cabin! Discover the charm of mountain living in this beautiful D-log-sided cabin featuring breathtaking long-range mountain views! Whether you're looking for a full-time residence, a peaceful mountain getaway, a vacation rental, or an investment

property, this unique property offers endless possibilities.
The main level features two bedrooms and a full bathroom, along with a spacious kitchen that opens into the living room. A cozy wood stove creates the perfect atmosphere for relaxing after a day enjoying the outdoors.
Upstairs, you'll find a spacious loft with room for a king-size bed, an additional full bathroom, and a comfortable sitting area where you can take in the incredible long-range mountain views.
Step outside and enjoy the amazing front porch that wraps around one side of the cabin--an ideal spot for morning coffee, evening sunsets, and taking in the beauty of the mountains. The mostly level property offers a combination of partially cleared and wooded land, with plenty of potential for livestock, gardening, or simply enjoying the peaceful surroundings.
The cabin comes furnished, excluding all taxidermy and antlers. Built for peace of mind, the cabin features professional spray-foam insulation under the floors and an engineered eco-luxury 1,000-gallon rainwater harvesting system equipped with a high-pressure demand pump and state-of-the-art UV light purification. Skip the municipal utility hassle and enjoy crystal-clear, pure water straight from nature. This mountain oasis is completely turnkey as a private estate or a premier vacation rental destination!
All information is deemed reliable but not guaranteed. Boone Real Estate does not hold earnest money.

## Features & Amenities

### INTERIOR

Ceiling Fan(s) • Electric Dryer Hookup • Electric Range • Laminate Flooring • Microwave • Refrigerator • Security System • Security System Owned • Two-Level • Washer Hookup • Wood Burning Stove Fireplace • Wood Heating • Wood Stove Heating • Wood Walls

### EXTERIOR

Cabin • Cleared Lot • Level Lot • Log Exterior • Metal Roof • Outbuilding • Part Wooded Lot • Pasture Lot • Porch • Shed(s) • Side Porch • Stone Exterior • Storage • Wood Siding Exterior

### OTHER

Above Average Condition • Septic Tank Sewer

Listing courtesy of Boone Real Estate

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001032