FOUND ON WWW.BRPHOMES.COM

# 496 River Road, Sneedville, TN 37869

**$499,999** · MLS #10001580 · www.brphomes.com/mls/10001580




**15.16**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 15.16
**City Taxes:** $0
**County Taxes:** $1,095.57
**Elementary School:** Hancock Co
**Middle School:** Hancock
**High School:** Hancock

## Description

Versatile Acreage with Large Building and Mountain Views on 15± Acres - Ideal for Business, Retreat, or Personal Oasis
Just minutes from town but offering elevated privacy and stunning panoramic mountain views, this 3,000 sq ft building sits on 15± acres with 1.5± acres fully fenced with 6' perimeter fencing and two gated entrances, including one automated gate.
This multi-use facility has been thoughtfully updated and is move-in or move-in-business ready, currently operating as a private gym, spa, and martial arts dojo. Interior and exterior upgrades include fresh paint, two brand new HVAC systems, new fencing and gates, and numerous modern improvements throughout.
Property Features:
3,000 sq ft building with high-end matted floors, matted walls, and wrap-around mirrored walls, Attic storage area for equipment, supplies, or expansion
Updated living space featuring:

Full kitchen with new appliances
Bedroom with a new Sunlighten 5-person far infrared sauna
Full bathroom with new fixtures and custom storage
Spacious laundry/storage room
8x14 ft spa swimming pool with built-in deck, tables, benches, and a hot tub
Sweeping views overlooking the town and surrounding mountains

Multiple opportunities for expansion or development on the remaining acreage
Option to purchase additional tracts (tract 1: 310.65+/-ac; tract 2: 502.66+/-ac; tract 4: 192+/-ac)

Endless Possibilities:
Whether you're seeking a personal wellness retreat, planning to open a private spa, martial arts studio, gym, or healing center, or aiming to develop a destination resort with tiny homes, treehouses, or cabins, this property has the infrastructure, setting, and zoning flexibility to make your vision a reality.

Prime Location
Enjoy the convenience of being close to town while maintaining total seclusion and spectacular views. A rare opportunity to blend business, wellness, and lifestyle in one extraordinary property.
Shown by Appointment Only - Contact a Licensed Agent Today.
Schedule your private showing today! Must have pre-qualification or proof of funds to schedule showings, by appointment only and must be with an agent! No trespassing onto the property to look around. Buyers/Buyer Agents to verify all information. Property lines are approximate only.

## Features & Amenities

**EXTERIOR**

Commercial • Garage(s) • Lot/Tract • Mountain(s) View • Outbuilding • Residential • Storage

**OTHER**

Above Average Condition • Electricity Connected • Fencing - Partial • Public Water • Septic Tank Sewer • Survey • Water Connected

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001580