

# Lot 1,3,4 Callalantee Course, Mountain City, TN 37683

**\$84,000** · MLS #9976976 · [brphomes.com/mls/9976976](https://brphomes.com/mls/9976976)



**4.4**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 4.4

**City Taxes:** \$0

**County Taxes:** \$225.97

**Elementary School:** Mountain City

**Middle School:** Johnson Co

**High School:** Johnson Co

## Description

If you're looking for the perfect spot to build your home in a quiet, well-kept mountain community, this land in Callalantee Mountain Resort is just right. Just over 4 acres, this property sits inside the gated community but has no restrictions, giving you the best of both worlds—paved roads, fiber optic internet, and privacy, all while being just minutes from town.

Mountain City is a friendly town with local shops, country stores, and local restaurants waiting for you downtown. And when you're ready for some adventure, Boone, Blowing Rock, and the ski slopes of Beech, Sugar, and Appalachian are all close by. Watauga Lake and the Virginia Creeper Trail are within 20 minutes, making it easy to get out and enjoy the

great

outdoors.

There's more land available if you need extra space! This listing includes Lots 1, 3, and 4, but Lots 6, 7, and 8 are also for sale separately. Altogether, nearly 15 acres are up for grabs.

The POA fee is just \$400 a year to help maintain the roads and infrastructure, but you'll have the freedom to build your home the way you want in a neat and peaceful mountain setting. Whether you're looking for a weekend getaway or just a smart investment, this land is a rare find in Callalantee.

## Features & Amenities

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### EXTERIOR

Airport 5 Miles or Less • Mountain(s) View • Paved • Private Road • Residential • Sloped

### OTHER

Electricity Available • Fiber Available • Private Sewer • Private Water • Rec Right of Way Easements

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Listing courtesy of KW Johnson City



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