# Tbd Modock Northeast Road, Trade, TN 37691

**$425,000** · MLS #9987103 · brphomes.com/mls/9987103




**29.4**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 29.4
**Association Fee Frequency:** Quarterly
**HOA Fee:** $563

**City Taxes:** $0
**County Taxes:** $389.51
**Elementary School:** Roan Creek
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Nestled within the exclusive, gated gates of Sunalei Preserve, this spectacular 29.4-acre homesite perfectly blends level pastures with gently rolling terrain--offering a seamless building experience while framing the dramatic, high-altitude beauty of the High Country.
Priced incredibly competitively at under $15k per acre, this property stands out as the best value in the entire community. As large-acreage, low-density parcels become increasingly rare in the region, this tract offers an unmatched canvas for your private estate. Sitting at an elevation of over 3,900 feet, you will enjoy cool mountain breezes, stunning sunsets, and

sweeping long-range vistas that can be further enhanced with selective tree clearing. The gentle contours provide multiple ideal building sites, and the zoning allows for a private guest house. Additionally, this is one of the few luxury gated communities where horses are permitted, featuring a flat potential pasture area ready to be cleared at the base of the lot. Enjoy total privacy and a peaceful natural escape, all while retaining access to Sunalei Preserve's pristine community amenities. Owner financing will be considered with the right offer.

## Features & Amenities

**EXTERIOR**

Level • Mountain(s) View • Paved • Private Road • Residential • Resort/Vacation • Rolling Slope • Wooded

**OTHER**

Aerial • Deed Restrictions • Plat • Survey • Underground Utilities

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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