

C613 Buffalo Nvno, Trade, TN 37691

\$281,250 · MLS #9992431 · brphomes.com/mls/9992431



10.13
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 10.13

Association Fee Frequency: Quarterly

HOA Fee: \$563

City Taxes: \$1

County Taxes: \$1

Elementary School: Mountain City

Middle School: Johnson Co

High School: Johnson Co

Description

Sunalei Forest Estate #13 offers 10.39 acres of high-elevation mountain land within one of the High Country's most intentionally preserved communities. Located in the Tennessee section of Sunalei on the slopes of Snake Mountain, this remarkable homesite rises to approximately 4,550 feet in elevation and captures layered long-range panoramic sunset views across the surrounding Blue Ridge Mountains. The gently sloping building site provides an excellent setting for designing a custom mountain residence that complements the natural contours of the landscape. Expansive mountain horizons and rolling ridgelines create a dramatic backdrop that evolves with shifting light and seasonal color throughout the year. The homesites in Sunalei Forest are Camp-style properties, a designation given to the largest parcels in the community. Camp-style properties ensure owners the right to build a main home and a guest home, and the guest home may be built prior to the main home with permission from the architecture review board. Sunalei is thoughtfully planned to follow the terrain of the Blue Ridge Mountains while preserving forests, ridgelines, and view corridors across the community. When complete, Sunalei will consist of fewer than one hundred homesites spread across the mountain, creating a rare low-density ownership experience defined by land, elevation, and conservation. Estate #13 enjoys convenient proximity to High Mountain Camp, the community's mountaintop gathering lodge featuring a large stone fireplace, expansive outdoor deck, and panoramic western views stretching toward distant ridgelines in Tennessee.

Surrounded by preserved forest and located adjacent to Elk Knob State Park, Sunalei offers access to hiking trails, wildlife habitat, and the remarkable natural beauty that defines the North Carolina High Country. Despite its elevated mountain setting, the community remains a short drive from the towns of Boone, Banner Elk, and Blowing Rock, as well as Watauga Lake. For those seeking estate-scale land, panoramic views, and authentic mountain living, Sunalei Forest Estate #13 presents an outstanding opportunity to create a legacy mountain retreat within one of the region's most preserved environments.

Features & Amenities

EXTERIOR

Mountain(s) View • Paved • Private Road • Residential • Unimproved • Wooded

OTHER

Above Average Condition • Underground Utilities • Utility Easement

Listing courtesy of Braswell Realty Inc. RM



SCAN TO VIEW ONLINE
brphomes.com/mls/9992431