

C614 Buffalo Nvno Road, Trade, TN 37691

\$318,750 · MLS #9992434 · brphomes.com/mls/9992434



10.05
ACRES

Property Facts

Property Type: Land	City Taxes: \$1
Status: Active	County Taxes: \$1
Lot Acreage: 10.05	Elementary School: Mountain City
Association Fee Frequency: Quarterly	Middle School: Johnson Co
HOA Fee: \$563	High School: Johnson Co

Description

Sunalei Forest Estate #14 offers 10.35 acres of elevated 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 exceptional homesite rises to approximately 4,400 feet in elevation and captures layered long-range panoramic sunset views across the surrounding Blue Ridge Mountains. The gently sloping building site provides an ideal setting for designing a custom mountain residence that harmonizes with the natural contours of the landscape. Expansive ridgeline horizons and rolling mountain vistas create a dramatic setting that evolves beautifully with shifting light and seasonal color. 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 throughout the community. When complete, Sunalei will consist of fewer than one hundred homesites across the mountain, creating a rare low-density ownership experience centered on land, elevation, and conservation. Estate #14 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 #14 presents an outstanding opportunity to create a legacy mountain retreat within one of the region's most preserved landscapes.

Features & Amenities

EXTERIOR

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

OTHER

Above Average Condition • Underground Utilities • Utility Easement

Listing courtesy of Braswell Realty Inc. RM



SCAN TO VIEW ONLINE
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