777 Bailey Lane, Erwin, TN 37650

$699,900 · MLS #9996019 · 3 bed / 2 bath · brphomes.com/mls/9996019



3	2	1,848	2011	8.19
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2011
Lot Acreage: 8.19
Fireplaces: 0
Above Grade Sq Ft: 1,848
Lot Dimensions: 8.19 acres

City Taxes: $0
County Taxes: $589.97
Basement Sq Ft: 1,158
Garage Sq Ft: 0
Garage Spaces: 2
Elementary School: Love Chapel
Middle School: Unicoi Co
High School: Unicoi Co

Description

Welcome to 777 Bailey Lane, a truly one-of-a-kind riverfront retreat nestled on approximately 8.189 acres along the scenic Nolichucky River in Erwin, Tennessee. With over 800 feet of river frontage, breathtaking mountain views, direct access to

a Class II+ rapid, and a home situated outside the designated flood hazard area according to the survey, this property offers a rare opportunity to own a private outdoor paradise with endless possibilities.

Perched overlooking the infamous "Radio Wave," you'll enjoy a front-row seat to one of the Nolichucky's most iconic stretches. Relax on the expansive covered deck, soak in the conveying hot tub, and watch whitewater enthusiasts navigate the rapids while listening to the soothing sounds of the river below. Whether you're seeking a private residence, mini-farm, mountain retreat, campground, wedding venue, or investment opportunity, this property offers tremendous potential.

Originally custom-built in 2011 and relocated to its current site in 2025, the home blends rustic charm with modern updates. Freshly repainted in June 2026, the home features vaulted Canadian Hemlock ceilings and a dramatic two-and-a-half-story wall of windows showcasing the surrounding mountain views. Enjoy spectacular sunsets from the living room or cozy winter evenings beside the Jotul wood stove.

The open-concept floor plan centers around a chef's kitchen featuring custom maple cabinetry, quartz countertops, and a large island. The home offers approximately 1,158 finished square feet on the main level, 1,158 square feet in the heated and cooled basement, and an additional 690 square feet on the second floor. The flexible layout can function as either a 2-bedroom or 3-bedroom home and includes 2 full bathrooms.

Extensive updates completed in 2025 and 2026 include mostly new appliances, windows, HVAC units, fresh paint, and more. The home is also equipped with solar panels for added efficiency, although the inverter will need replacement. Additional outdoor improvements include a fenced raised-bed garden, cedar greenhouse with double-paned plexiglass, woodshed stocked with split firewood, and more than 400 recently planted trees including sycamores, oaks, bald cypress, river birch, and white pines.

One of the property's most desirable features is that while it enjoys incredible river frontage and recreation opportunities, the home itself is located outside the designated flood hazard area according to the survey. This rare combination allows owners to enjoy riverfront living with added peace of mind.

The lower riverfront portion of the property offers exceptional development potential and already includes underground power and a concrete slab suitable for an RV, private camper setup, glamping site, event venue, or future riverfront cabin. With level river frontage, existing infrastructure, and stunning scenery, this area would make an excellent campground, wedding venue, retreat center, or income-producing investment.

Located outside the city limits, the property offers privacy and freedom while still enjoying Erwin Utilities water, power, and fiber optic internet. Properties with this much river frontage, usable land, existing infrastructure, mountain views, and a residence outside the flood zone rarely become available. Come experience the beauty, tranquility, and endless possibilities that only life on the Nolichucky River can provide.

Disclaimer: All information herein is deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information including square footage, acreage, utility availability, flood zone status, restrictions, and development potential.

Features & Amenities

INTERIOR

Block Basement • Central Air • Central Heating • Concrete Basement • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Garage Door Basement • Kitchen Island • Kitchen/Dining Combo • Laminate Flooring • Loft • Microwave • Primary Bedroom • Primary Downstairs • Refrigerator • Sliding Doors • Solid Surface Counters • Two-Level • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating

EXTERIOR

A Frame • Block Foundation • Contemporary • Creek/Stream View • Driveway • Flood Zone Lot • Gravel • Greenhouse • HardiPlank Type Exterior • Level Lot • Metal Roof • Mountain(s) View • River Front • Side Porch • Slab Foundation • Sloped Lot • Water View

OTHER

Above Average Condition • Cable Available • Electricity Connected • Fiber Connected • Phone Available • Public Water • Septic Tank Sewer • Updated/Remodeled Condition • Water Connected

Listing courtesy of Greater Impact Realty Erwin

SCAN TO VIEW ONLINE
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