FOUND ON BRPHOMES.COM

201 Bluebird Hill Road, Erwin, TN 37650

$1,250,000 · MLS #10002833 · 6 bed / 4.5 bath · brphomes.com/mls/10002833



6	4.5	4,188	1980	63.71
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1980
Lot Acreage: 63.71
Fireplaces: 1
Above Grade Sq Ft: 4,188
Lot Dimensions: 63.71 Acres

City Taxes: $0
County Taxes: $2,917.23
Basement Sq Ft: 1,897
Garage Sq Ft: 1,315
Garage Spaces: 4
Elementary School: Temple Hill
Middle School: Unicoi Co
High School: Unicoi Co

Description

63+/- Acres of Mountain Living. Endless Possibilities. One Extraordinary Property. Your private mountain retreat awaits. Imagine 63± acres of wooded trails, sweeping mountain views, open spaces, and the freedom to enjoy it all on your own terms. Whether your perfect day includes horseback riding, hunting, exploring the trails, fishing in a spring-fed, stocked pond, or simply relaxing in the quiet of the mountains, this remarkable property offers something increasingly rare: space, privacy, and possibility. Located near the Appalachian Trail and Iron Mountain Range,

the property features miles of trails winding through a beautiful combination of wooded and cleared acreage, along with a private shooting range. It's a setting designed for outdoor recreation, peaceful escapes, and unforgettable gatherings with family and friends. And the home is every bit as inviting as the land surrounding it. Spacious, well-maintained, and move-in ready, the residence offers comfortable living with room for everyone. The main level features an expansive primary suite with accessible doorways and shower, a gas-log fireplace, a second bedroom with access to an additional bathroom, a welcoming family room, formal dining room, and a sunroom filled with natural light. At the heart of the home, the generously appointed kitchen features granite countertops, an oversized island with abundant storage, custom cherry cabinetry, a Sub-Zero refrigerator, double wall ovens, and a built-in gas cooktop. An adjoining den with a wood-burning stove opens onto expansive decks, creating an inviting space for entertaining or taking in the surrounding mountain scenery. Upstairs, a second primary suite offers additional privacy, while three more bedrooms, a full bathroom, and flexible living spaces accommodate guests, recreation, hobbies, or whatever your lifestyle requires. The full unfinished basement provides generous storage and workspace, including a room previously used for firearm storage. An attached garage, two detached garages, a woodworking shop, and a separate storage building with a new metal roof offer exceptional space for equipment, vehicles, and projects. Practical features add to the property's appeal, including a private well, 1,000-gallon propane tank, electric and propane water heaters, fiber-optic connectivity, and a 26 kW Briggs & Stratton standby generator with a commercial-grade Vanguard engine and surge protection. Two of the home's three heat pumps are less than two years old and carry a 12-year warranty. This is more than acreage. More than a home. It's the freedom to live the mountain lifestyle you've always imagined, without sacrificing comfort or convenience. Properties combining this much land, recreational opportunity, privacy, and living space are worth experiencing firsthand. Schedule your private showing and discover what 63 acres of possibility can look like.
All information is deemed reliable but should be independently verified by the buyer or buyer's agent.

R# 2161

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Built-in Features • Carpet Flooring • Central Air • Central Heating • Central Vacuum • Concrete Basement • Concrete Flooring • Cooktop • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Floored Attic • French Doors • Gas Log Fireplace • Gas Range • Generator • Granite Counters • Handicap Modified • Hardwood Flooring • Heat Pump • Heated Basement • Kitchen Island • Laundry • Paneling Walls • Pantry • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Propane Heating • Pull Down Stairs Attic • Refrigerator • Security Gate • Sitting • Sliding Doors • Smoke Detector(s) • Storage Attic • Sunroom-Heated • Tile Flooring • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Wide Doors • Wood Stove Heating • Workshop • Workshop Basement

EXTERIOR

Asphalt Roof • Attached • Back Porch/Patio • Block Foundation • Cleared Lot • Covered Porch/Patio • Creek/Stream View • Deck • Detached • Driveway • Front Porch • Garage Door Opener • Garage(s) • Gravel • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Parking Spaces • Rear Patio • Rolling Slope Lot • Second Garage • Shingle Roof • Traditional • Wood Siding Exterior • Wooded Lot

OTHER

Above Average Condition • Private Water • Septic Tank Sewer • Well Water

Listing courtesy of REMAX Checkmate, Inc. Realtors

SCAN TO VIEW ONLINE
brphomes.com/mls/10002833