404 Housewright Hollow Road, Surgoinsville, TN 37873

$2,495,000 · MLS #10001372 · 5 bed / 5 bath · brphomes.com/mls/10001372



5	5	1,675	2022	565
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2022
Lot Acreage: 565
Fireplaces: 1
Above Grade Sq Ft: 1,675
Lot Dimensions: 565+-

City Taxes: $0
County Taxes: $2,903.94
Basement Sq Ft: 0
Garage Sq Ft: 875
Elementary School: Surgoinsville
Middle School: Surgoinsville
High School: Volunteer

Description

Discover a rare opportunity to own a large, private mountain retreat in the heart of Hawkins County, Tennessee. Encompassing approximately 565+/- acres, this secluded property combines extensive recreational land with multiple residences, independent utility systems, a large stocked pond, a year-round creek and an established network of interior roads and trails.

The centerpiece of the property is a custom three-story main house constructed in 2022. Offering approximately 1,675 square feet, the home includes three bedrooms, three bathrooms and a thoughtfully designed layout. The main living level

features a kitchen, dining area, pantry and spacious great room centered around a wood-burning fireplace. Covered balconies, an additional third-floor balcony and a rooftop stargazing deck provide several places to enjoy the surrounding mountain setting. Central heating is supplied by propane, while electricity is generated through a dedicated solar-power system with a propane backup generator.
Additional improvements greatly expand the property's flexibility. The 440-square-foot Gatehouse features a full kitchen, bathroom, sleeping loft, wraparound porch and outdoor shower. It is currently the only building connected to Holston Electric Cooperative service and Scott County Telephone Cooperative fiber-optic internet. The 250-square-foot Waterhouse contains the property's water-purification and storage equipment, solar components and an upstairs efficiency apartment. A recently constructed 875-square-foot garage offers both concrete-floor workspace and approximately 350 square feet of loft storage.
Other structures include a garden shed finished with live-edge lumber harvested from the property, an insulated water shed serving the main house and a separate heated outhouse with a flushing toilet and sink. The main house and Waterhouse each operate through individual solar systems with backup generators. Water for the primary improvements is processed through the purification system and transferred to holding tanks. Two existing septic systems serve the Gatehouse and the main-house area.
Rolling to steep mountain terrain, mature timber, open areas, abundant water and miles of internal access create outstanding opportunities for hunting, hiking, horseback riding, ATV use, wildlife management and long-term land stewardship. Multiple potential building sites and previously excavated house seats provide additional possibilities, subject to buyer verification and applicable approvals.
The property is enrolled in Tennessee's Greenbelt program and offers the scale and infrastructure needed for a private family compound, recreational retreat, hunting property or self-sufficient mountain homestead. Several unattached utility items and select appliances will convey with the sale.
Properties of this size--with established improvements, solar infrastructure, fiber-optic service at the Gatehouse, internal trails and diverse mountain habitat--are increasingly difficult to find. Schedule your private showing and experience the privacy, character and outdoor possibilities offered by this remarkable Hawkins County property.
Buyer and buyer's agent to verify all information, including acreage, boundaries, square footage, building permits, septic systems, water systems, access, easements, utility systems, internet availability, Greenbelt status and suitability of the property for the buyer's intended use. Proof of funds or financing approval required before showing.

Features & Amenities

INTERIOR

Fireplace Heating • Generator • Living Room Fireplace • Propane Heating • Three Or More-Level • Wood Burning Stove Fireplace • Wood Heating

EXTERIOR

Balcony • Cleared Lot • Covered Porch/Patio • Craftsman • Creek/Stream View • Deck • Front Patio • Front Porch • Garage(s) • Garden • Guest House • Mountain(s) View • Mountainous Lot • Outbuilding • Part Wooded Lot • Pasture • Pasture Lot • Porch • Residence • Rolling Slope Lot • Second Residence • Shed(s) • Steep Slope Lot • Storage • Terrace • Water View • Wooded Lot • Workshop

OTHER

Above Average Condition • Electricity Connected • Fiber Available • Fiber Connected • Private Water • Propane • Septic Tank Sewer • Sewer Connected • Water Connected • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

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