451 Heaton Creek Road, Roan Mountain, TN 37687

$1,997,000 · MLS #10002579 · 4 bed / 3 bath · brphomes.com/mls/10002579



4	3	2,250	1963	50
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1963
Lot Acreage: 50
Fireplaces: 1
Above Grade Sq Ft: 1,554
Lot Dimensions: Irregular

City Taxes: $0
County Taxes: $919.42
Basement Sq Ft: 696
Garage Sq Ft: 0
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Description

Fifty private acres. Rolling pastures. A mountain creek. Five creek-fed lakes. Mature trees, open fields and a setting in the Blue Ridge Mountains that simply cannot be recreated. The home was originally built in 1963, with a straightforward architectural design sitting in a wonderful position within the estate. Wake to the fields. End the day beneath the mountains. This is an estate with enough land to make room for both beauty and usefulness. Horses in the pasture. Flowers beside the barn. Vegetables coming into the kitchen. Days shaped by the seasons rather than the calendar. For

one owner, the next chapter may center around horses. For another, it may be gardening, entertaining, family gatherings or simply creating a private mountain retreat. That freedom is part of what makes the property so compelling. The land provides the setting. The existing home provides the foundation.

What comes next can be entirely personal. Whether your vision is a refined equestrian residence, a sophisticated mountain lodge, or a warm family retreat, the setting provides the perfect canvas.
Some properties have room for horses, this farm was made for life with them. There is something timeless about looking across a field in the early morning and seeing horses grazing in the mist, or watching them make their way across the pasture as the sun begins to disappear behind the mountains.

Located just minutes from winter ski resorts, challenging mountain golf courses, trophy trout fishing, hiking beautiful mountain trails, including the Appalachian Trail. Wauauga Lake is a short drive. You will feel the luxury of farm and country living but you have the convenience of fine dining and great places to shop in your back door. Roan Mountain State Park, The Cherokee National Forest which hosts the worlds largest natural Rhododendron Gardens. The custom mountain home offers a spacious and practical layout with all levels above grade. The upper level includes 3 bedrooms, including the primary suite and 2 full baths. The main level features a welcoming entry, spacious kitchen, oversized dining area and a large living room with freestanding fire stove. Hardwood floors run throughout the house, while the main entry and dining area are finished in distinctive terrazzo flooring that adds character and visual appeal. The lower level is also fully above grade and includes a comfortable bonus room, a 4th bedroom and a laundry room complete with shower, sink and toilet. This level offers excellent flexibility for guests or additional functional living space. The property also includes two barns, One barn is a horse barn with four stalls and an upper level for hay storage. THIS is land meant to be EXPERIENCED--not simply VIEWED.

Features & Amenities

INTERIOR

Baseboard Heating • Ceiling Fan(s) • Dryer • Drywall Walls • Electric Range • Entrance Foyer • Hardwood Flooring • Microwave • Oil Heating • Refrigerator • Walk-In Closet(s) • Washer • Wood Burning Stove Fireplace • Wood Stove Heating

EXTERIOR

Balcony • Barn(s) • Brick Exterior • Carport • Contemporary • Creek/Stream View • Deck • Farm Pond Lot • Garden • Metal Roof • Mountain(s) View • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Patio • Shed(s) • Split Foyer • Storage • T1-11 Exterior • Water View

OTHER

Above Average Condition • Septic Tank Sewer • Well Water

Listing courtesy of Braswell Realty Inc. RM

SCAN TO VIEW ONLINE
brphomes.com/mls/10002579