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496 River Road 1, Sneedville, TN 37869

$499,900 · MLS #10003513 · 2 bed / 1 bath · brphomes.com/mls/10003513



2	1	3,000	1995	15
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1995
Lot Acreage: 15
Above Grade Sq Ft: 3,000
Lot Dimensions: 15+/-

City Taxes: $0
County Taxes: $1,080
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Hancock Co
Middle School: Tbd
High School: Hancock

Description

Just minutes from downtown Sneedville in Hancock County, Tennessee, this 15+/- acre property offers something rare in this part of East Tennessee: a fully updated, move-in ready 3,000+/- sq ft home and wellness facility with the privacy of acreage and the convenience of being close to town.

Listing courtesy of Whitetail Properties Real Estate, LLC · MLS #10003513 · Generated November 20, 2026
Information deemed reliable but not guaranteed.

The property is entered through two gated entrances, one with an automated gate. Approximately 1.5+/- acres around the building are enclosed with 6' perimeter fencing, creating a private, contained setting for the home, pool area, and outdoor living space.

The building has been thoughtfully updated inside and out. Recent improvements include fresh paint, two brand new HVAC systems, new fencing and gates, and numerous modern updates throughout. The living quarters include a full kitchen with new appliances, a Sunlighten 5-person far infrared sauna, a full bathroom with new fixtures and custom storage, and a spacious laundry and storage room.

What sets this property apart is the large open training and wellness space. Currently set up as a private gym, spa, and martial arts studio, it features high-end matted floors, matted walls, and wrap-around mirrored walls. As a residence, this space works well as a home gym, yoga or training studio, hobby or game room, workshop, or room to convert to additional living area. An attic storage area provides extra space for equipment, seasonal items, or future expansion.

Outdoor living is centered on an 8x14 ft spa swimming pool with a built-in deck, tables, benches, and a hot tub, all looking out over the mountain views. It is a setting made for relaxing at the end of the day, entertaining guests, or simply enjoying the quiet.

Beyond the fenced area, the remaining acreage leaves plenty of room to grow. Buyers may consider a larger main home, guest cabins, a barn or shop, gardens, or other improvements, subject to county requirements. For those interested in working from home, the facility is already established as a private gym, spa, and dojo, giving a buyer the option to continue a home-based wellness business alongside residential use.

The location places you close to everyday conveniences in Sneedville while keeping the privacy of an elevated, gated property. The Clinch River, which runs through the Sneedville area, offers paddling and fishing, and Rogersville, Tazewell, and Morristown are within an easy drive for additional shopping and services.

This is a move-in ready mountain home with wellness amenities that few rural properties in the region can match, set on 15+/- acres with views, privacy, and room to expand. The property is also offered as a commercial listing and land listing.

Shown by appointment only.Buyers/Buyer Agents to verify all information. Property lines are approximate only.

Features & Amenities

INTERIOR

Bonus Room • Central Air • Central Heating • Forced Air Heating • Heat Pump • Laundry • One-Level • Playroom • Primary Bathroom • Primary Bedroom • Recreation Room • Secured Garage/Parking • Security Gate • Studio • Utility Room • Workshop

EXTERIOR

Front Yard Fencing • Garage(s) • Level Lot • Metal Roof • Metal Siding Exterior • Mountain(s) View • Outbuilding • Part Wooded Lot • Rolling Slope Lot • Sauna • Spa/Hot Tub • Storage

OTHER

Above Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

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SCAN TO VIEW ONLINE
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