

Bedrooms:1

Baths:1

Baths - Full:1

Baths - Half:0

Stories:1

County:Sequatchie

Association YN:No

Subdivision Name:None

Elementary School:Griffith Elementary School

Middle Or Junior School:Sequatchie Middle

High School:Sequatchie High

Living Area:847

Parcel Number:039 015.03

Year Built:2024

Lot Size Acres:48

Lot Size Square Feet:2,090,880

Lot Size Dimensions:48+/- Acres

Additional Parcels YN:Yes

Additional Parcels039 015.02

Description:

Deed Book:436

Deed Page:65

Tax Annual Amount:\$364.1

Property Sub Type:Single Family Residence

Auction YN:No

Directions: From Hwy 111, take Dunlap exit and head southeast on US-127. Continue 11 miles, then turn right onto Fredonia Rd/Fredonia Mountain Rd. L onto John Henry Lewis Rd. Continue approximately 1.3 miles, then R onto Hobbstown Rd. R onto Leather Gap Rd. Continue on Leather Gap Rd - property located at the end of the street.

Latitude: 35.385815 **Longitude:** -85.449563

Tax Legal Description: FOREST PLAN REC'D 04/22/2024

Room Name	Level	Length	Width	Dimensions	Remarks	Room Name	Level	Length	Width	Dimensions	Remarks
Primary Bedroom	First					Living Room	First				
Primary Bathroom	First										
Kitchen	First										

Above Grade Fin Area:
847

Living Area: 847 /
Appraiser

Rooms Total: 3



Enhanced Accessible: No

Additional Dwelling Unit (ADU): No

Appliances: Cooktop; Dishwasher; Electric Oven; Electric Water Heater; Free-Standing Refrigerator; Instant Hot Water; Oven; Stainless Steel Appliance(s); Washer; Water Heater; Water Purifier; Wine Refrigerator

Architectural Style: Contemporary

Senior Community YN: No

Attic Features: None

Basement YN: No

Basement: None

Builder's Warranty YN: No

Construction Materials: Vinyl Siding

Cooling: Ceiling Fan(s); Electric

Exterior Features: Fire Pit; Lighting; Private Yard; Rain Gutters

Foundation Details: Slab

Fireplace YN: Yes

Fireplace Features: Fireplaces Total: 2

Flooring: Luxury Vinyl

Heating: Electric

Home Warranty YN: No

Interior Features: Breakfast Nook; Built-in Features; Central Vacuum; Eat-in Kitchen; Kitchen Island; Open Floorplan; Recessed Lighting; Separate Shower; Steam Shower; Stone Counters; Vaulted Ceiling(s)

Levels: One

Lot Features: Gentle Sloping; Level; Pond on Lot; Private; Wooded

Garage YN: No

Carport YN: No

Parking Features: Gravel; Off Street; RV Access/Parking

Patio And Porch Features: Porch; Porch - Covered; Wrap Around

Roof: Metal

Security Features: Carbon Monoxide Detector(s); Fire Alarm

Sewer: Septic Tank

Short Term Vacation Rental (STVR): No

Utilities: Electricity Connected; Water Connected; Underground Utilities

View YN: Yes

View: Forest; Pond; Rural

Water Source: Public

Waterfront YN: Yes

Waterfront Features: Pond

Window Features: Insulated Windows; Tinted Windows; Vinyl Frames

Listing Terms: Cash; Conventional; FHA; VA Loan

Possession: Negotiable

License Number Info: Listing Agent's State of Licensure: TN, Listing Agent's License Number: 280357, Listing Office's State of Licensure: TN, Listing Office's License Number: 259794, Co-Listing Agent's State of Licensure: TN, Co-Listing Agent's License Number: 369638, Co-Listing Office State of Licensure: TN, Co-Listing Office License Number: 259794

Documents: TN Prop Cond Disc or Exempt

Public Remarks: PRIVATE, MODERN WOODLAND RETREAT ON 48+/- UNRESTRICTED ACRES. Tucked away at the end of a quiet country road on Fredonia Mountain, this distinctive property combines refined modern living with spring-fed ponds, woods, trails, privacy, and room to create the lifestyle you've imagined. Designed to embrace its natural surroundings, the 1-level home is filled with natural light from 5 skylights and expansive windows framing peaceful views of the woods and water. The open kitchen features quartz countertops and large island perfect for any cook, providing ample workspace. Modern finishes, vaulted ceilings, 2 fireplaces, soaking tub, a ductless/mini-split HVAC system, tankless water heater, high-speed 1-gig fiber internet, and a reverse-osmosis drinking water system with instant hot water add comfort and thoughtful luxury throughout. Outdoor living is an essential part of the experience. An expansive covered wraparound porch offers plenty of space to relax, dine, and entertain, while a flagstone fire pit, 2 picturesque ponds with bluegill, private trails, mature shade trees, and RV hookup invite you to enjoy the land in every season. The 48+/- acres are comprised of 2 adjoining parcels: 039 015.02, 039 015.03. Additional adjoining acreage may be available. Enjoy exceptional flexibility - use the existing home as a private residence or weekend retreat, build a larger primary home and use it as a guest house, or envision a multigenerational family retreat where loved ones can live, gather, and share the land while still enjoying their own space. Convenient to downtown Dunlap, with local shops, dining, and medical facilities within easy reach, approximately 45 minutes from Chattanooga, and within easy reach of Fall Creek Falls State Park. Low county property taxes and no state individual income tax. Modern design, water, privacy, and substantial acreage rarely come together like this. A unique opportunity to enjoy elevated country living surrounded by natural beauty.



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