

Zoning:	None	Property Sub Type:	Unimproved Land
Zoning Description:	None	Parcel Number:	086 021.00
County:	Sequatchie	Lot Size Acres:	5.73
Association YN:	Yes	Lot Size Square Feet:	249,598.8
Subdivision Name:	Grandview Ph 2	Additional Parcels YN:	No
Elementary School:	Griffith Elementary School	Deed Book:	213
		Deed Page:	228
Middle Or Junior School:	Sequatchie Middle	Tax Annual Amount:	\$703.42
High School:	Sequatchie High	Auction YN:	No

Directions: From Downtown Chattanooga, take 27N to Signal Mountain Blvd. Up Signal Mountain via Signal Mountain Blvd or W Road. Continue on Taft Hwy which becomes US 127. R onto Clear Brooks Drive. R onto Quill Haven.

Latitude: 35.235767 **Longitude:** -85.357522

Lot Features: Many Trees; Private; Rolling Slope; Will Not Divide; Wooded

Tax Legal Description: Subdivision Grandview Ph 2; Block/Lot /41; District/Ward 08



Association Fee: 100

Association Fee Frequency: Annually

Senior Community YN: No

Flood Zone YN: No

Other Structures: None

Other Structures: None

Road Surface Type: Paved

Sewer: None

Utilities: Electricity Available; Sewer Not Available; Water Available

View YN: No

Water Source: Public

Waterfront YN: Yes

Waterfront Features: Creek

Listing Terms: Cash; Conventional

Possession: Close Of Escrow

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

Public Remarks: GRANDVIEW - Discover the perfect setting for your dream home on this beautiful 5.73± ACRES wooded tract. Tucked away at the end of a quiet cul-de-sac, featuring mature hardwoods and abundant privacy. This property offers a rare combination of seclusion and convenience. Public utilities are available at the road, making the building process even easier. The unique Grandview community offers classic East TN living with estate-size lots, wooded surroundings, and a true sense of home. Be in Downtown Chattanooga in 30 minutes. Nashville, Knoxville, Atlanta, and Huntsville are all within appx. 2 hours. Take advantage of county only taxes and Tennessee's no state income tax! (Any and all property lines on photos are simulated and are approximate. Buyer is responsible to do their due diligence to verify that all information is correct, accurate and for obtaining any and all restrictions for the property deemed important to Buyer.)



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