

# 3 BR Gatlinburg Retreat with Private Hot Tub & Game Room – Minutes from Downtown!



**0.89 Acres**

**\$950,000**

**Sevier County, Tennessee**

[landresellers.com/properties/5b8bdcd4b1c](https://landresellers.com/properties/5b8bdcd4b1c)



## Property Details

**Property Types:** Residential, Recreational

**State:** Tennessee

**County:** Sevier County

**City:** Gatlinburg

**Zip:** 37738

**Price:** \$950,000

**Total Acreage:** 0.89

**Property ID:** 703376

**Property Address:** 1238 Johns Branch Rd,  
Gatlinburg, TN, 37738

**Dimensions:** 238.25 x 321.72

**GPS:** 35.74599, -83.46008

**Roads:** Public Paved

**Water:** Well

**Sewer:** Septic

**Taxes:** \$1,079

Discover your perfect Gatlinburg getaway at this charming 3-bedroom, 2.5-bath home located less than 5 miles from the vibrant downtown area. Nestled on a generous 0.89-acre lot, this residence offers a blend of privacy and convenience, making it an ideal retreat or investment property.

Step inside to find a spacious 2,500 sq ft layout that includes a beautifully finished basement, now hosting a family room/game room equipped with ping pong, air hockey, and a basketball game—perfect for entertaining and family fun. The main level features a formal living room that flows seamlessly into the kitchen/dining room combo, complete with a cozy den, convenient half bath, and laundry facilities. Upstairs, the primary suite boasts a walk-in closet and a large bathroom, providing a private escape. Two additional bedrooms share a Jack and Jill bathroom, completing the family-friendly layout. Notable upgrades include a robust HVAC system extended to the lower level, new GFCI receptacles, updated smoke detectors, enhanced electrical capacity, sealed exterior windows, and tasteful wood trims.

Outside, the covered patio with a hot tub invites relaxation and enjoyment of the scenic views, while the open porch provides a welcoming entrance. This home, briefly part of a rental program, demonstrated its allure with earnings of up to \$250 per night during holiday weeks. Enjoy the beauty of Sevier County with all the amenities and none of the confines of a typical cabin community. This property offers both an intimate connection with nature and proximity to local attractions, ensuring a balanced lifestyle of adventure and tranquility.

## Seller Information



Amy Shrader, RE/MAX  
Real Estate Ten  
525 W Morris Blvd, Ste  
C Amy Shrader  
Morristown, TN 37813

423-581-8881  
[amy@easttnlakelife.com](mailto:amy@easttnlakelife.com)

REALTOR® in the Lakeway Area specializing in Lake Properties and Land. I currently own the SRS (Seller Representative Specialist), RSPS (Resort & Second Property Specialist), and GRI (Graduate of the REALTOR Institute) designations and have a certification in RENE (Real Estate Negotiation Expert).