



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 7.7± ACRES
HAMILTON COUNTY, TN
\$710,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE HAMILTON 7.7

PROPERTY PROFILE

LOCATION:

- 5620 Wright Road
Birchwood, TN 37308
- Hamilton County
- 12.7± Miles S of Dayton
- 19.6± Miles N of Cleveland
- 36.4± Miles N of Chattanooga
- Minutes from the Grasshopper
Creek Recreation Area

COORDINATES:

- 35.350155, -85.018665

PROPERTY USE:

- Residential
- Recreation
- Investment
- Hunting

PROPERTY INFORMATION:

- 7.7± Acres
- 2,326± SqFt Home
- 3 Bedrooms/2 Baths
- Chef's Kitchen
- 2 Car Garage
- 1,900± SqFt Outbuilding
- Fenced Dog Lot
- Concrete Driveway

TAX INFORMATION:

- \$1990.08 a year
- Parcel # 028 031.10



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BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HAMILTON 7.7

WELCOME TO THE HAMILTON 7.7 IN BIRCHWOOD, TENNESSEE! This property is ideal for those seeking tranquil living. Situated at 5620 Wright Road in Hamilton County, this 7.7± acre property features a spacious, beautiful three bedroom, two bath home. Constructed in 2021, the open floor plan home offers a huge living area with vaulted ceilings, a gas fireplace with custom built-in cabinetry, hardwood flooring and tile throughout, and a high-end chef's kitchen. Black/stainless appliances, elegant cabinetry, an island, and an oversized butler's pantry are just some of what awaits. Two large bedrooms with walk-in closets and a sizable bathroom with a nice window for natural light are located on the southern end of the home. On the opposite side is a show-off, a huge primary bedroom with a pan ceiling and a massive closet and bathroom with custom cabinetry, a custom tile shower, as well as a soaking tub to fit anyone's needs! Also on the north side of the house is a laundry room and an entrance to the two-car garage. Oversized front and back porches make for great places to sit and enjoy the views of your land.



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MORE ABOUT THE HAMILTON 7.7

A 1,900± square foot metal outbuilding with concrete floors, electricity, and lights is located south of the home, offering plenty of room for a tractor, lawn mower, and a side-by-side. A chainlink lot is available for your dogs. The land offers plenty of room to hunt, as deer, turkeys, and other game are spotted daily.

The property is conveniently located approximately 30 minutes from Chattanooga, but less than ten minutes from the nearest grocery store. The Grasshopper Creek Recreation Area and boat ramp are less than a half a mile away, offering great access to Lake Chickamauga for the avid fisherman or even just occasional boaters.

Call Bryson Dalton today to explore the Hamilton 7.7



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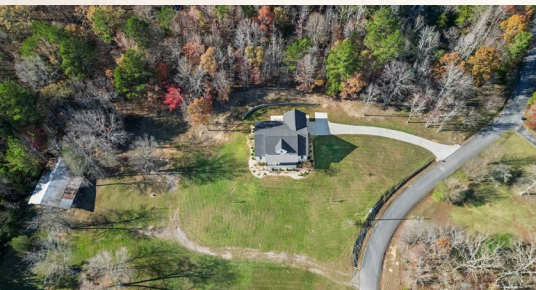
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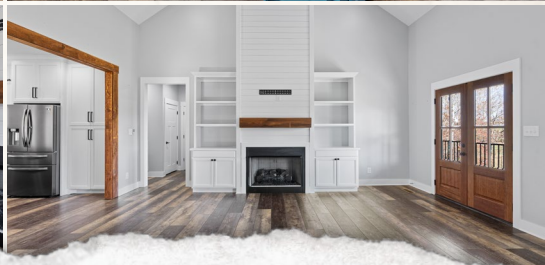
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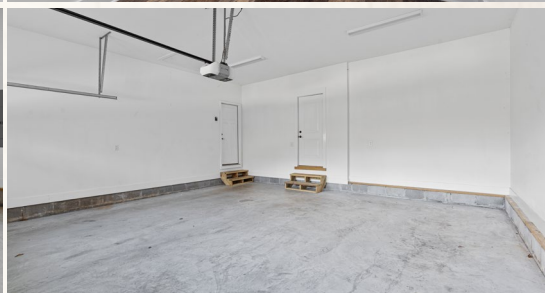
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land id. LINK



Directions from Highway 60 North in Birchwood, TN: Turn left on Johnson Road and proceed 2 miles. Turn left onto Wright Road and continue for 0.14 miles to the driveway on the right. The property is on the right before you reach the driveway adjoining the larger parcel.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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