



# 3 Gorges

Life Built Outside

2026 Community and Homestead Guide

# WHO WE ARE

Some communities are built around golf courses. Others are built around clubhouses or town centers. Three Gorges began with a different question: What if the landscape came first?

The trails were preserved before the roads. The forests before the homes. The cliffs, streams, and ridgelines before the lot lines.

The result is more than a neighborhood. It's a community where the outdoors isn't an amenity waiting for the weekend—it becomes part of everyday life. Morning walks become trail runs. Family time becomes campfires. Weekends become climbing, fishing, biking, or simply watching the seasons change from your own front porch.

At Three Gorges, life doesn't simply overlook nature, it happens within it.

Rare 5 acre bluff homesites

5

Acres

Limited Supply of 49 Thoughtfully Designed Bluff and Streamside Homesteads

49

Limited Homesteads

Land Protected in Green Space

23%

Protected

# WHAT WE DO

Every trail, gathering place, and shared space has been designed with a single purpose: to make it easier for neighbors, families, and friends to connect with the landscape—and with each other.

Within the community, more than 200 established boulder problems are preserved across a protected 60-acre boulder field. Four miles of professionally constructed multi-use trails already wind through the property for hiking, mountain biking, and trail running, with a planned network of more than nine miles. An 18-hole disc golf course, a three-acre stocked lake for fishing and canoeing, a community overlook pavilion for concerts, celebrations, and gatherings, along with a community pool and clubhouse, provide places to reconnect long after the workday ends.

The adventure extends well beyond the community itself. Surrounded by thousands of acres of protected Cumberland Trail State Park lands, Three Gorges enjoys close proximity to public trailheads leading to Deep Creek, Big Soddy, and an expansive network of hiking trails, trail running, backcountry camping, nationally recognized sport and traditional climbing, and exceptional fishing. Together, they create a destination where the opportunities for exploration continue far beyond your own property while preserving the privacy and character of the community.

**Outside isn't something you do here. It's simply how life is lived.**



# WHAT WE ARE

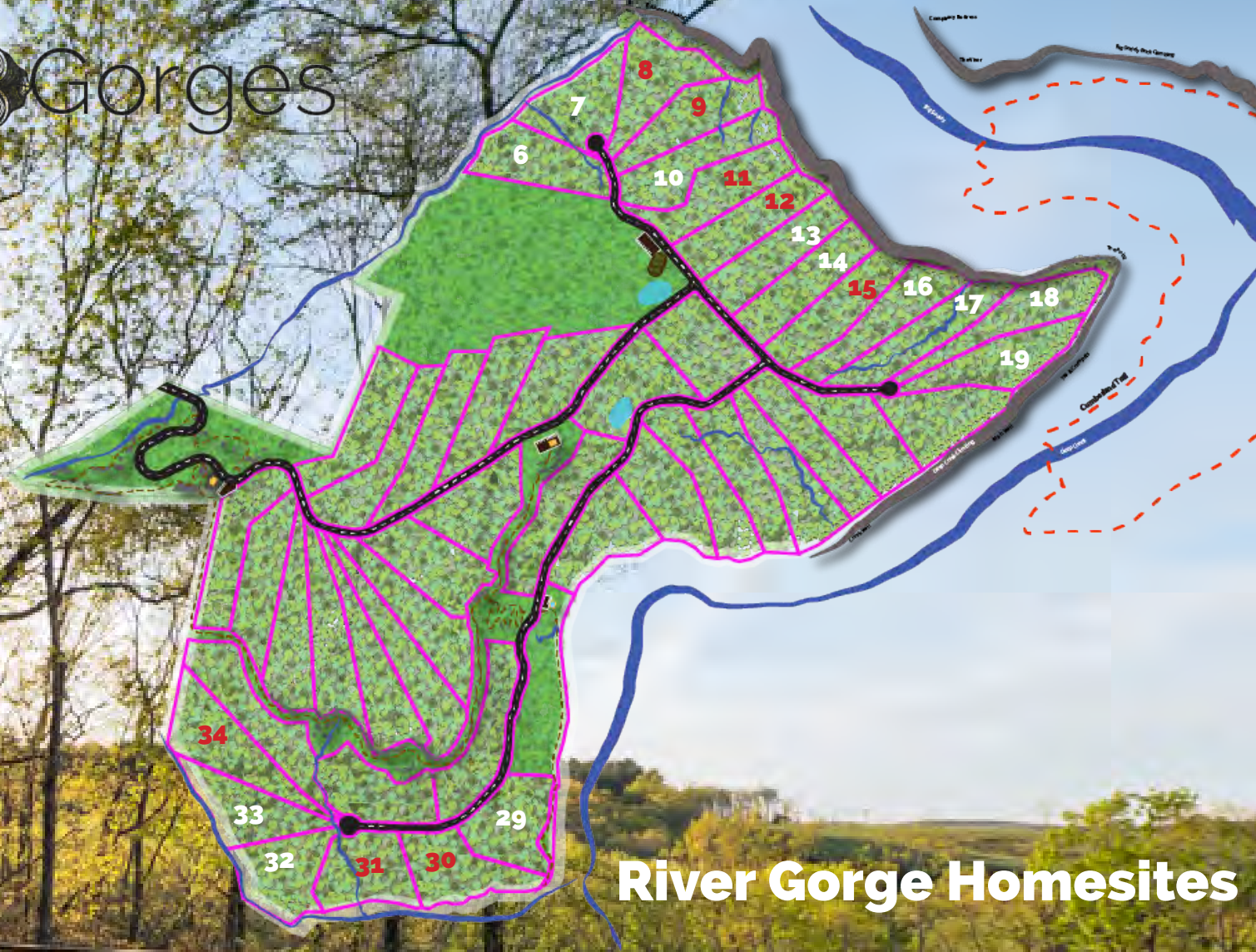
The Three Gorges began with restraint and was never designed to maximize the number of homesites. **It was designed to maximize the character of the land.** Roads follow the natural contours. Homesites were shaped around ridgelines, forests, and overlooks—not forced across them. The result is a community where every decision was guided by the landscape rather than the pursuit of density.

Just forty-nine homesites, averaging five acres each, are carefully woven into more than 350 acres of mountains, forests, and protected open space. Rather than asking how many lots the property could hold, we asked what made each place worth calling home. The answer is a collection of homesites, each intentionally positioned around a defining natural feature—from sweeping views into the Soddy Creek Gorge and long-range sunrises over the Blue Ridge Mountains to dramatic rock formations, peaceful creek and lake frontage, mature hardwood forests, and secluded ridgelines. Every homesite was designed to celebrate a different relationship with the landscape, ensuring that no two lots offer the same experience.

The result is a community where what makes your homesite special wasn't created by development—it was discovered, preserved, and thoughtfully woven into the design from the very beginning.

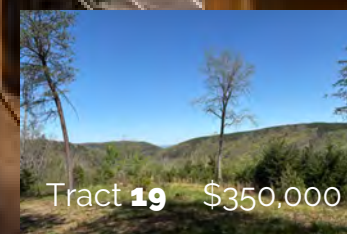
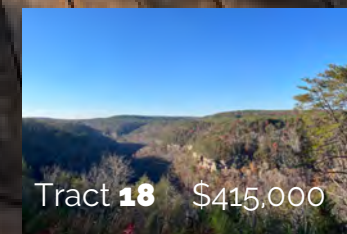
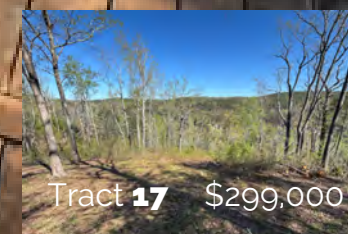
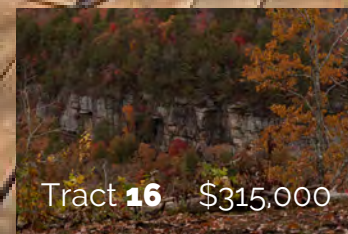
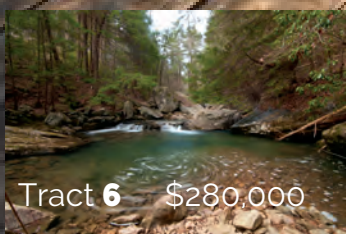
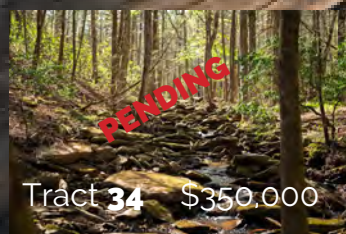
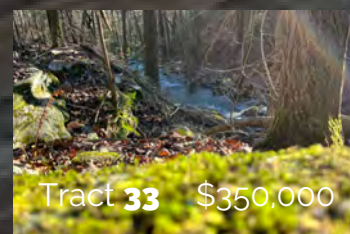
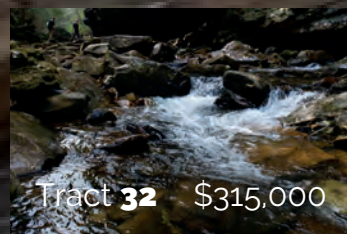
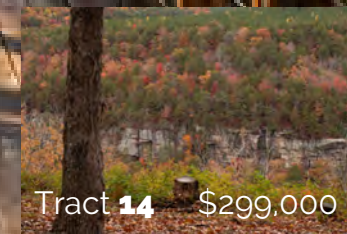
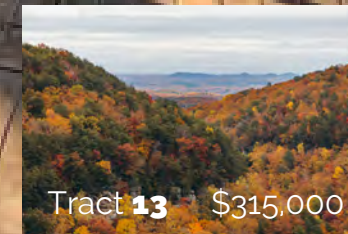
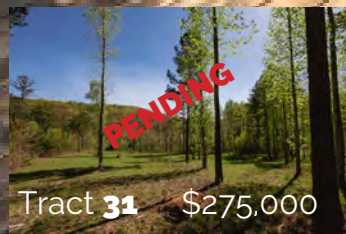
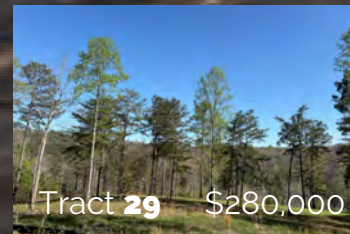
**Here, the land shaped the community—not the other way around.**

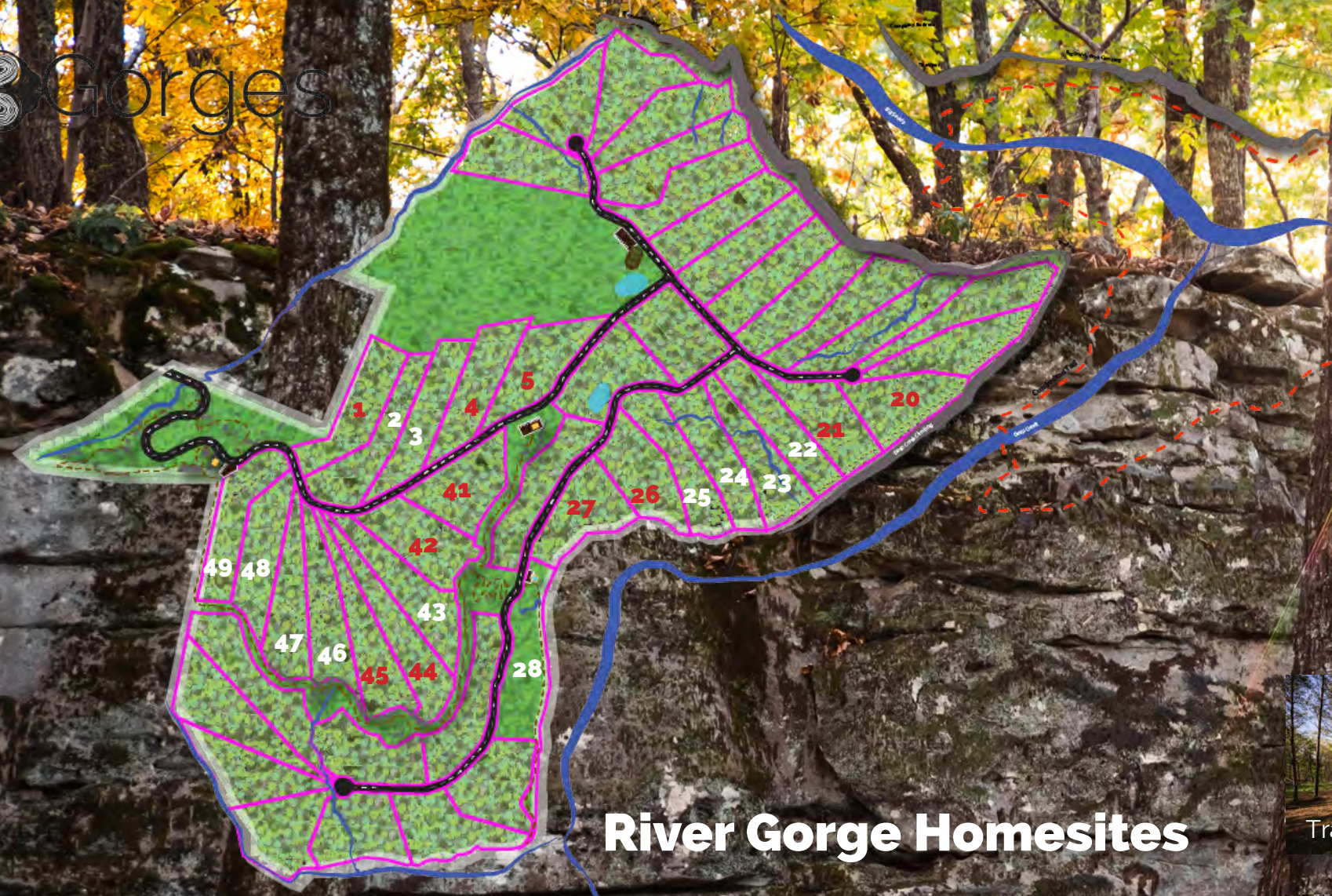
**3 Gorges**



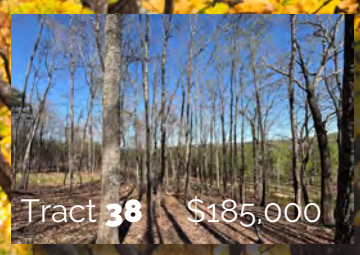
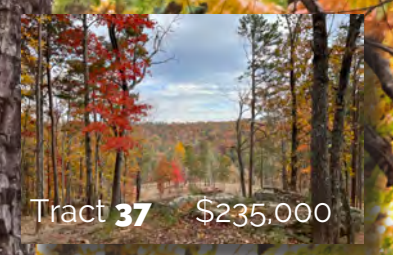
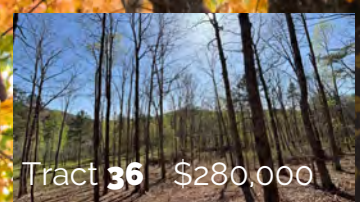
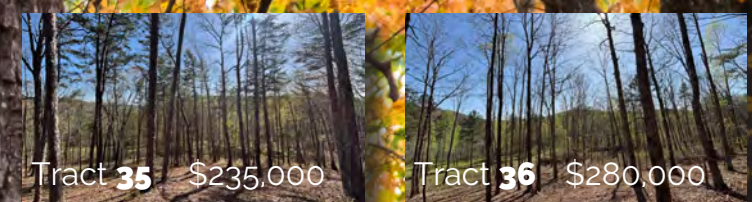
## River Gorge Homesites

## Creekside Homesites

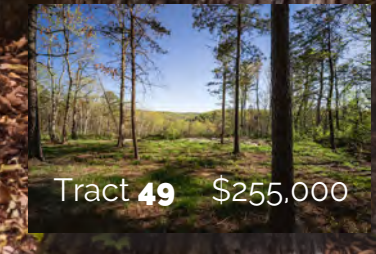
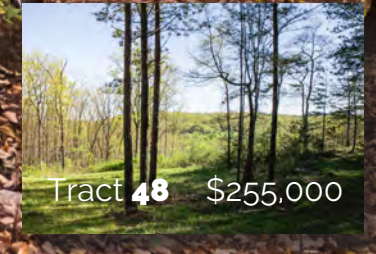
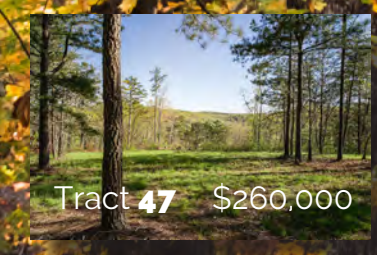
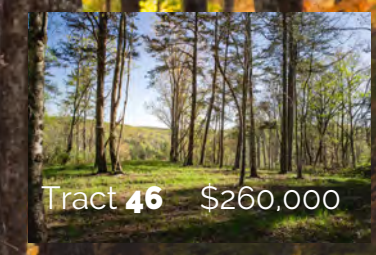
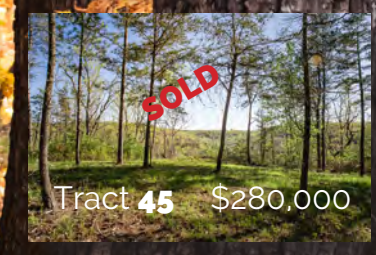
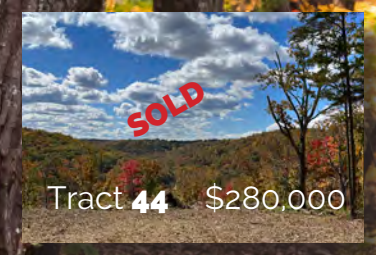
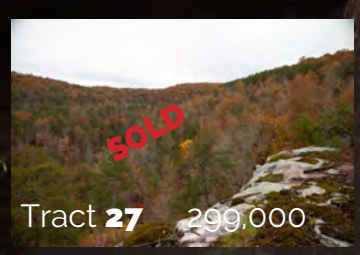
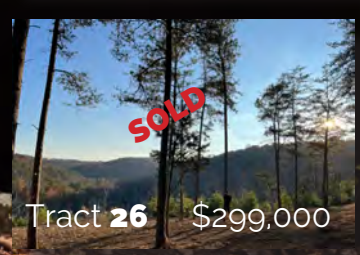
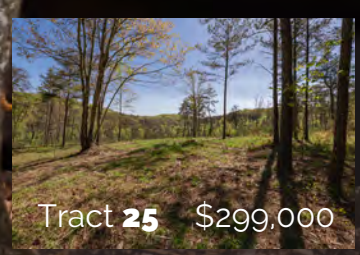
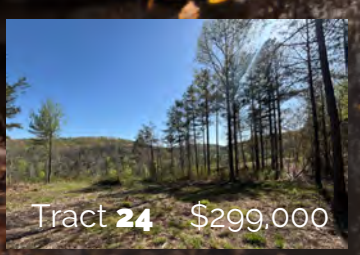
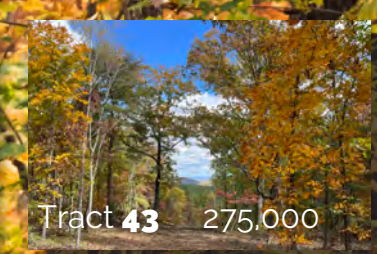
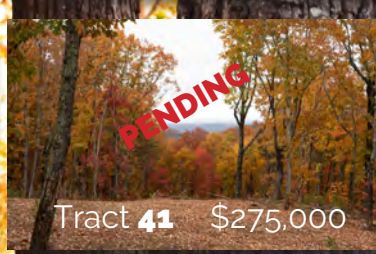
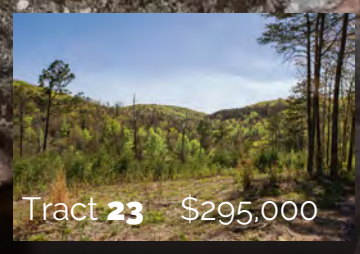
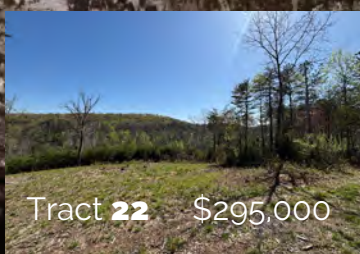
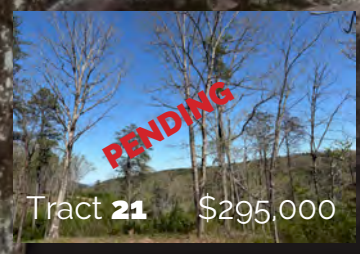
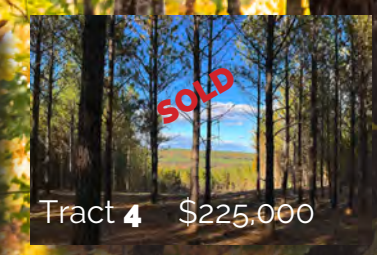
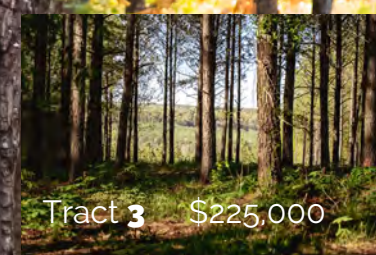
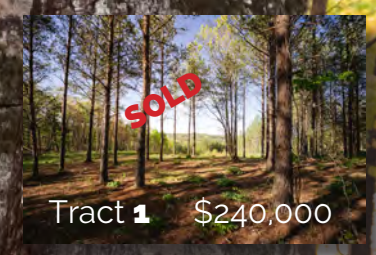




## River Gorge Homesites



## Long Range View Homesites



# WHAT WE BUILD

What we build begins with the belief that a home should belong to the landscape, not compete with it. At Three Gorges, architecture is inspired by the same philosophy that shaped the community itself: simple forms, timeless materials, and thoughtful design that embraces the outdoors. While every home is custom designed to reflect its owner's vision, we encourage a mountain modern aesthetic that emphasizes clean lines, expansive glass, natural stone, warm timber, and indoor-outdoor living. The goal isn't to create houses that demand attention, but homes that feel as though they have always belonged on the mountain.

Each homesite is approached individually, allowing the architecture to respond to the land rather than forcing the land to conform to the architecture. Homes are carefully positioned to capture river gorge views, morning sunrises, evening sunsets, mature forests, rock formations, or quiet water frontage while preserving the character that makes each property unique. The result is a collection of homes that are connected by a shared philosophy, yet as individual as the families who live in them.

Building at Three Gorges is designed to be as seamless as it is inspiring. A team of approved custom builders, an in-house design team, experienced sitework contractors, and preferred lending partners are all in place to guide you from homesite selection through design, financing, and construction. Whether you arrive with a complete set of plans or simply a vision, we've assembled the people and process to make building your mountain home remarkably straightforward.

**Building your home should feel as natural as choosing the land beneath it.**

Lenders Standing By



Turn Key Build Group Ready to Assist From Start to Finish



Land and Home Packages Available



# WHERE WE ARE

Where we are begins with the best of both worlds. Perched atop Mowbray Mountain, Three Gorges offers the quiet of a private mountain community while remaining just thirty-five minutes from the heart of downtown Chattanooga. Here, mornings begin with forests, ridgelines, and fresh mountain air, while world-class dining, arts, entertainment, healthcare, and one of the Southeast's most vibrant outdoor cities remain comfortably within reach.

Just ten minutes from the community, Soddy-Daisy provides the conveniences of everyday living, including grocery stores, restaurants, pharmacies, banking, fitness centers, and essential retail. Residents also enjoy access to local healthcare, including a nearby emergency department, as well as the highly regarded Ivy Academy, a nationally recognized public charter school built around environmental education and hands-on learning. Together, they provide the practical foundation that makes life on the mountain as convenient as it is rewarding.

Beyond its natural beauty, Tennessee continues to attract families and retirees alike for its exceptional quality of life. With no state income tax, comparatively low property taxes, and a cost of living below the national average, the region offers an opportunity to enjoy more of what matters while spending less on the everyday. At Three Gorges, you're never forced to choose between convenience and escape—you simply get to enjoy both.

**Far enough to feel away. Close enough to stay connected.**

# CONTACT US

Shopping, schools, and healthcare within 10 minutes

# 10

Minutes from Shopping

Only 35 minutes from downtown Chattanooga, TN

# 35

Minutes from Chattanooga

TN has no State Income Tax and Low Cost of Living

# 0%

State Income Tax