



The Peninsula on Norris Lake

Lake Property Pricing Guide

Lafollette, Tennessee



The Peninsula
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Lafollette, Tennessee
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The Developer



Henry Materna

Henry Materna

Owner and Developer of the Peninsula

As a producer and director of many award-winning TV documentaries, I have traveled around the world for 35 years and seen many fascinating places. But when visiting Norris Lake, I fell in love with this stunning setting and immediately knew that this was where I wanted to be. I purchased 450 acres with the intention to create an exclusive gated lakefront community.

This vision is now a reality, as a number of happy owners have built the homes of their dreams. These homes have become a showcase on Norris Lake. To ensure the Peninsula standards are maintained, I have applied restrictions which not only protect the investment, but considerably increase the value of the properties. Unlike some developments, there are no rental programs, no condominiums or villas. Only custom-designed, attractive, single-family homes will be built.

The lots at The Peninsula lakefront community give you some of the most breathtaking views on Norris Lake. These views, along with a world-class living experience, offer a paradise like no other. As the community continues to mature and grow the prices of the lakefront properties are only going to rise. When you combine luxury with the beauty of nature you attain an excellent investment. And, with the cost of construction lower than it has been for years, now is the time to build your dream home.

The Peninsula is the perfect lakefront gated community if you want to work from home in the best office the world can offer, invest in a promising real estate opportunity, or simply retire to a retreat where you can rejuvenate your spirits and health for a weekend, a season, or many years.

Let the sounds of nature wake you up in the morning and hum you to sleep at night. This is a place where you fall in love with living. Come live in this exclusive gated lakefront community that combines modern-day living with the beauty of nature at its finest.

Lifestyle



If you are looking for something special, The Peninsula may just be the perfect place where dreams really do come true.

What makes the Peninsula at Norris Lake so special? It's not just the awesome vistas of Norris Lake and the Cumberland Gap Mountains that bring distinguished buyers to the Peninsula. They want a place to relax, a sense of privacy, and equally important, the protection of their investment. The developer and his son, who is an architect, only allow custom-designed houses with a minimum of 2,900 square feet to be built. This ensures only homes of the highest quality are built so that the properties increase in value over time.

This development is small, and that is what we like. To make certain that The Peninsula Lakefront community attains the uniqueness conceived by its founding members, only single-family, custom-designed homes will be built. No condominiums, villas or rental programs will be allowed. Unlike most gated communities developed around lakes, only part of the 450 acres of The Peninsula will be developed for residential and recreational use.

Another important aspect which sets the Peninsula apart from other developments is that we do not sell out and move on to the next project. Our family has been residing here since 1975 and will continue to do so. We are committed to the Peninsula and its residents to make sure that the Peninsula will remain a premier development. These are some of the reasons why the Peninsula is a place on Norris Lake like no other. So come and see for yourself!

Community Highlights

- Unlike most gated communities developed around lakes, only part of the 450 acres of The Peninsula will be developed for residential and recreational use
- Minimum square footage is 2,900
- Lots are 0.6 to 1.3 acres with a lake frontage of 140-500 ft
- No condominiums and no rental programs are allowed
- CCRs in place to protect your valuable investment
- Mowing service and boat dock moving available at a minimal cost

Lake Community

If you're looking for an exclusive and private lakeshore slice of paradise on the most beautiful lake in East Tennessee, then the Peninsula is it! No matter where you go, lakefront communities are in demand. But you won't find a community anywhere on Norris Lake that offers the views, private boat docks, sailing, fishing and swimming available at the Peninsula.

Norris Lake is truly one of the most beautiful lakes in East Tennessee with over 880 miles of protected shoreline, you can enjoy this precious natural resource all year.



"At The Peninsula they do it right: big lots, beautiful, high quality homes individually design to fit the location. Strict regulations resulted in an exclusive gated lake front community. These features not only protect my investment, but considerably increase the value of my property. Besides it's a great place to be. For my family and relatives the Peninsula is their little paradise."

- The Healey's, Lafollette

Norris Lake stands for crystal clear water, swimming, water skiing, boating, fishing, golfing and endless spectacular scenery. Though this premier lakefront community seems to be on another planet, light years removed from the noise and bustle of city living, there are four restaurants, a challenging 18-hole golf course and a marina just five minutes away. Across the lake, no development will take place, protecting your privacy and ensuring that your breath-taking views from the Peninsula will remain untouched. It is part of the Chuck Swan Forest and Wildlife Management Area, with its thousands of acres of unspoiled forest and hundreds of miles of ever-changing shoreline.



Real Estate for Sale



643 Crown Pointe Rd Asking Price **\$5,997,000**

Spectacular lakefront living with all the room inside and out — to entertain and enjoy everything Norris Lake offers. This luxurious lakefront home offers 12,500 sq ft of living space with 7 bedrooms and 7 baths. This home reflects the owner's quest for nature's beauty along with the architects' love of natural lighting. Throughout the main level are soaring ceilings and spectacular windows with magnificent panoramic views that create the perfect ambiance to enjoy the company of family and friends. Amenities for this waterfront home include new Benjamin Moore® Custom Color Paint in 2021, Custom Hand Scraped Hickory, Walnut & Cherry Floors, Top Quality Carpet, Slate & Marble Floors, Kitchen Cabinets & Bath Vanities custom built by Amish with Granite Tops, all Stainless Steel Appliances, Wolf® 30" Built-In Double Oven, Wolf® 48" Sealed Burner Rangetop, Sub-Zero® Refrigerator, Sub-Zero® Microwave, Bosch® Integra™ 500 Series Dishwasher, Bosch® Integra™ 300 Series Dishwasher, 3 Sub-Zero® Undercounter Refrigeration Drawers, Wolf® Warming Drawer, Fisher & Paykel Double DishDrawer®, Jenn-Air® Pro-Style® Gas Range, Jenn-Air® Cabinet-Depth French Door Refrigerator, Frigidaire® Garage Freezer and more. Schedule a personal tour of this lake front property on Norris Lake today! MLS #1291302



Custom Lakefront Home

This home features top of the line amenities with kitchen cabinets & bath vanities custom built by Amish with Granite Tops. Appliances include Wolf, Sub-Zero, Bosch, Jenn-Air and more.



Magnificent Views

Entertain family and friends with full wet bar and whole house audio system. Outdoor includes stone patio and built-in fireplace as well as dual slip boat dock.



1 Crown Point Asking Price **\$1,150,000**

A flat lot hidden within the rolling hills of the Tennessee Mountains. This 1.2 acre lot is located within a coveted neighborhood among the Norris Lake community. This lot is perfect for ALL ages to build their dream home to take in the truly breath taking sunsets and beauty Norris Lake has to offer. This is one of the few flat lots located on the lake, so it will not last long. Ready to build the house of your dreams to start creating a lifetime of memories for you and your loved ones!

Schedule a personal tour of this lake front property on Norris Lake today! MLS #1263549



Community Amenities

Unlike most gated communities developed around lakes, only part of the 450 acres of the Peninsula will be developed for residential and recreational use. Minimum square footage is 2,900. Lots are 0.6 to 1.3 acres with a lake frontage of 140-500 ft. No condominiums and no rental programs are allowed. Covenants, Conditions and Restrictions (CC&Rs) are available by request.



Endless Views

Only homes of the highest quality are built to protect the value of your investment.



201 Crown Jewel Ln Asking Price **\$11,497,000**

This magnificent lake home offers 7 bedrooms, 8 full baths, 5 half baths and 13,340 sq ft of living space. Enjoy lakefront living at the gated Peninsula with panoramic views of the Cumberland Mountains, Norris Lake & Chuck Swan WMA in Sharps Chapel TN. This great location is close to Deerfield Resort, as well as numerous Marinas. . Interior Amenities: Minimum 12 foot ceilings throughout the house, modern stairway with glass railings, open floor concept, large tile flooring, panoramic windows with Lutron automated blinds, 15 large HDTVs, audio system throughout, and 2 central vacs. The Main level consists of a modern style kitchen with all high-end Kitchen-Aid appliances, butler pantry with Beverage Air refrigerator & freezer and stainless counters, modern chandeliers and lighting, spacious living room with gas fireplace, 3 half baths, office, laundry, guest bedroom with ensuite bath, and a lakeside balcony the width of the home. The Upper level boasts the primary bedroom with dual sided fireplace, panoramic windows with balcony access, coffee bar with fridge, sitting area, Master bath with his/her vanities, his/her showers with 1 steam shower, modern tub and more. Schedule a personal tour of this lake front property on Norris Lake today! MLS #1303770



Modern Lakefront Home

Extraordinary home with top of the line amenities nestled along the shoreline of the Peninsula. Sit back and enjoy wide-open views of the mountains and lake.



Incredible Views

Entertain family and friends inside and out! Enjoy 5 HDTV's or a drink at the full bar. Then relax in the pool and jacuzzi. Also dual slip boat dock with walkway bridge.



187 Crown Jewel Ln Asking Price **\$4,900,000**

Incredible custom lake house with 30ft windows at the Peninsula on Norris Lake. Located on a premier waterfront lot with exceptional views of 34,500 acre Chuck Swan WMA, Norris Lake & the Cumberland Mountains. Enjoy lakeside living in Tennessee with 6 Bedrooms (with 2 Master Bedrooms), 6 Full Baths, 2 1/2 baths and 8,896 sq ft of living space. This lake house was built in 2008 and includes all the modern amenities and custom craftsmanship you would want including a 3 car garage and dual slip boat dock! Amenities for this waterfront home include custom cedar siding and stone exterior, large open main living area with 30ft knotty pine cathedral ceilings, wide open windows, island in kitchen, all stainless steel appliances, refrigerator, range/oven, microwave, dishwasher, disposal, wet bar, cedar siding, walk-in shower, downstairs great room and kitchen, custom built 8 double bed bunk room that can sleep 16 with dual shower full bath, full house sound system, reclaimed barn-wood flooring in main living area and master bedroom and more.

Schedule a personal tour of this lake front property on Norris Lake today! MLS #1236684



Two Master Bedroom Suites

Enjoy endless views of the lake and mountains from every room including two master bedroom suites. Custom wood trim throughout home with 30 ft Knotty Pine cathedral ceilings!



Custom Double Bunk Bed

Plenty of space to entertain family and friends with custom built 8 person double bed bunk room that can sleep 16. Also offers dual shower full bath.



597 Crown Pointe Rd Asking Price **\$2,650,000**

Fabulous lake house at the Peninsula on Norris Lake located in LaFollette, TN. This 2 Story lake home includes 5 Bedrooms, 4 Baths with 5,341 sq ft of living space. Amenities include hard wood floors, cathedral ceilings, wide open kitchen with island, pantry, dark cherry cabinets, all black appliances - range/oven, microwave, dishwasher, copper sinks, wine cooler and wine rack shelving, custom tile back-splash, dining area, large wide open windows, recessed lighting, copper lighting fixtures, indoor/outdoor ceiling fans, tile flooring, stone fireplace, screened in covered patio, master bedroom main level with trey ceilings, dual lake views, tiled bathroom with whirlpool hot tub, bathroom filter window, office, exercise room, great room with wet bar, dishwasher, compactor, wine cooler, mini refrigerator, tiled steam shower, outdoor stone patio with landscaping, boat dock and more! A must see for those who enjoy luxury living on the lake.

Schedule a personal tour of this lake front property on Norris Lake today! MLS #1205073



Panoramic Views of the Lake

Every room in this lake house offers breath-taking views of the Chuck Swan WMA on Norris Lake. Sit back and relax as you enjoy lakefront living in Tennessee!



Entertain friends and family

The perfect lake house to entertain family and friends inside and out. Relax on the patio while you enjoy the views of the lake. Easy access to dual slip boat dock.



The Peninsula on Norris Lake

Lafollette, TN — If you're looking for a premier gated lakefront community on Norris Lake to build your dream vacation home, then visit the Peninsula for a personal tour of this beautiful lake community. Best premier lake lots on Norris Lake now available for sale.

The Peninsula is a lakefront community built on 450 acres of exhilarating perfection and to many is often referred as the crown jewel of Norris Lake, Tennessee. The town of Lafollette, TN may be small but this waterfront development offers unparalleled views of mountains and lake for those who seek a comfortable and peaceful lifestyle. The Chuck Swan Wildlife Management Area surround and naturally protect the Peninsula with acres of protected unspoiled forests and miles of shoreline.

Today, the Peninsula is maturing and the vision of Henry Materna (owner and developer) is coming true. A string of custom one-of-a-kind designed lake homes have become a showcase on Norris Lake. Although the majority of homes at this lake community average around 4,500+ sq ft or more the minimum square footage to build is 2,900 sq ft. No condominiums or rental programs are allowed or time limit to build. Thus, helping preserve the integrity and increasing value of homes over time. Covenants and restrictions are in place to protect this valuable investment.

For a personal tour by land or water, Call (800) 485-1290 and schedule a reservation today! Airport transportation available by request only!

All information furnished regarding property for sale is deemed reliable. No representation is made as to the accuracy, therefore and is submitted subject to errors, change of price, room dimensions or other conditions, prior sale, or withdrawal without notice.



Lakefront living on Norris Lake begins with quiet summer mornings, active days, and magnificent sunsets. Enjoy a variety of custom designed lake homes and spectacular lakefront property for sale at the Peninsula in Lafollette, TN!

There's only so much that words and photographs can do to express the feeling of a place like this!



Bo Caldwell

Lake property specialist with over 15 years experience selling waterfront properties. Whether buying or selling lake property, contact me today to discuss your goals on Norris Lake!

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