Joal Henke's
CREATIVITY TEAM



LIVING IN CHATTANOOGA SERIES

Living with Scenic City Views

The Unofficial Guide to Higher Ground Around Chattanooga

The mountains, ridges and bluffs where you can live above the valley. What the views are, what the homes cost and what you trade for the height.

October 2026 Edition
Prepared by Joal Henke's Creativity Team | Chattanooga, Tennessee | creativityteam.org

An unofficial guide for general information only. Prices are recent medians from Redfin and change every month. This is not an appraisal or an offer. Confirm details before you buy. Equal Housing Opportunity.

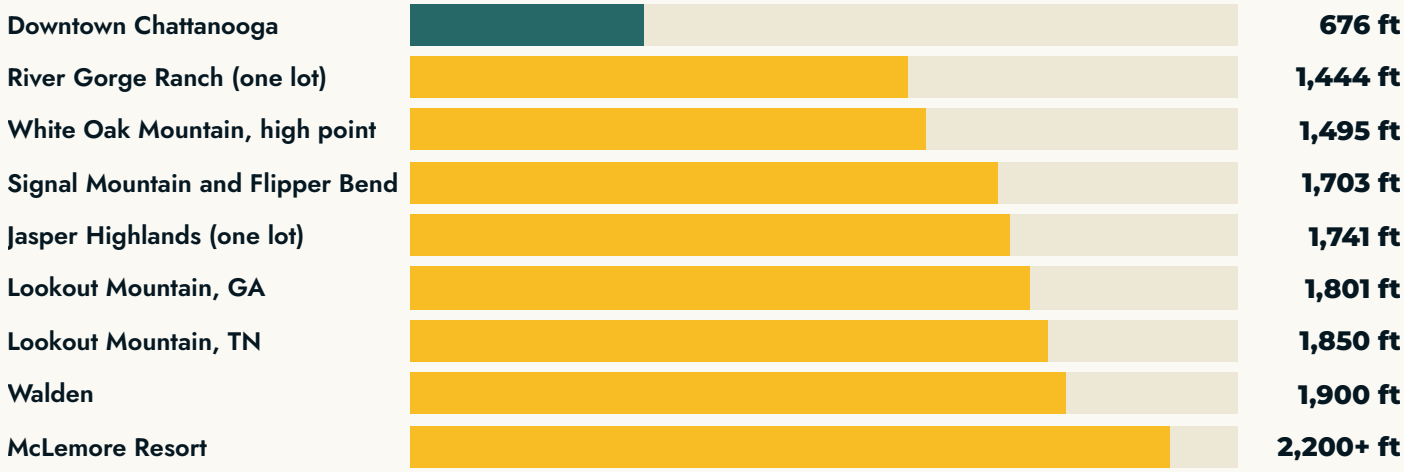
How to use this guide

BOTTOM LINE **Downtown sits at about 676 feet. McLemore Resort sits above 2,200. The mountain towns sit more than 1,000 feet over the river.**

This guide covers the places around Chattanooga where you can buy a home with a view. Each one has a different kind of height, a different kind of home and a different price.

- **On the mountain.** Lookout Mountain, McLemore Resort, Signal Mountain, Walden and Flipper Bend.
- **On the plateau and gorge.** Elder Mountain, River Gorge Ranch and Jasper Highlands.
- **On the ridge.** Missionary Ridge, White Oak Mountain and Stringer's Ridge.
- **On the hillsides.** Red Bank, St. Elmo, Black Creek and Lookout Valley.

How high is each place



Elevations come from Wikipedia and from each community. Missionary Ridge has no single published elevation. Its steep sides rise more than 330 feet above the ground around it.

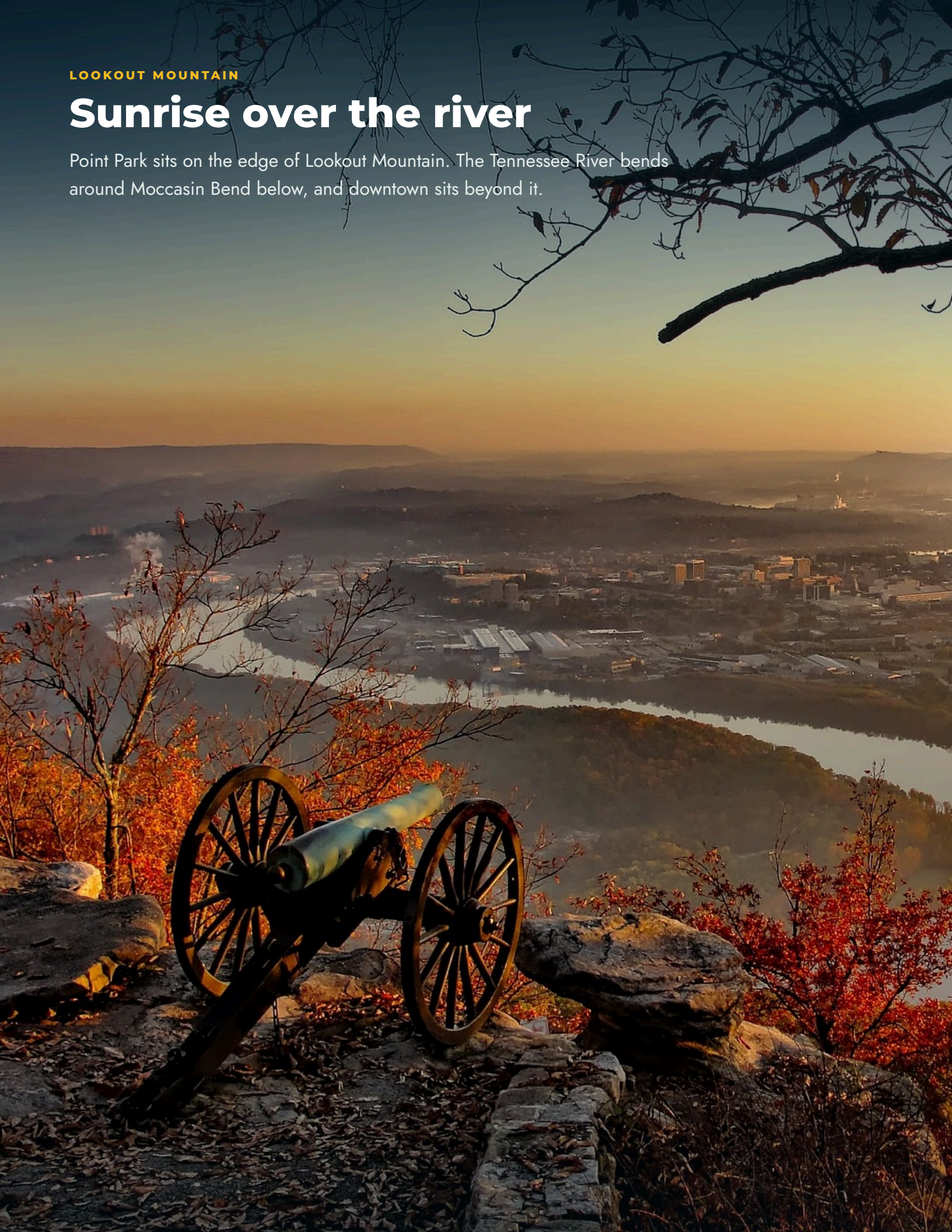
Read the prices with care. These areas have few sales each month. One large sale moves the median a lot. Treat each price as a range, then ask us for the sales near the street you like.

The map

BOTTOM LINE **The high spots ring the city on every side. McLemore Resort sits farthest out, south on Lookout Mountain.**



Dots mark the center of each town or area and are placed by approximation. Gold dots have a published elevation. Orange dots are ridges, hillsides and valleys.



LOOKOUT MOUNTAIN

Sunrise over the river

Point Park sits on the edge of Lookout Mountain. The Tennessee River bends around Moccasin Bend below, and downtown sits beyond it.

ON THE

Mountain

Lookout Mountain

Two sister towns share the mountain and the state line. The north side is Tennessee. The south side is Georgia.

1,850 FT
ABOVE SEA LEVEL

VANTAGE
Over Chattanooga and the Tennessee River

Lookout Mountain, Tennessee 37350

THE VIEW The town sits more than 1,800 feet up and looks out over Chattanooga and the river. Point Park, run by the National Park Service, shows Moccasin Bend and the skyline.

THE HOMES Cottages to estate homes. The town had 2,058 residents in 2020.

RECENT PRICE Median sale price of $879,521 in June 2026 on 9 sales. A small month, so expect big swings.

NEARBY Point Park, Sunset Rock, the Incline Railway and Ruby Falls.

THE TRADE Downtown is about 16 minutes and 7.4 miles away. Walk Score is 10, so you drive for almost everything.

1,801 FT
ABOVE SEA LEVEL

VANTAGE
Same ridge, Georgia side

Lookout Mountain, Georgia 30750

THE VIEW The city sits on the mountain at 1,801 feet and borders its Tennessee sister town. Rock City is here. The city had 1,641 residents in 2020.

RECENT PRICE Median sale price of $666,559 in August 2026, down 2.0% from a year earlier. 11 homes sold and the median home spent 6 days on the market.

THE TRADE This side of the mountain is in Georgia. State rules differ from Tennessee, so ask us what changes for you.

2,200+ FT
ABOVE SEA LEVEL

VANTAGE
Long views across northwest Georgia

McLemore Resort RISING FAWN, GA

THE VIEW More than 1,600 acres on Lookout Mountain, above 2,200 feet. Long views run across the valleys of northwest Georgia.

THE HOMES The Garden and Gun Home, Clubhouse Cottage and Highland II retreat. A rental program serves owners.

NEARBY Two golf courses. The Highlands Course ends on a cliff-edge 18th hole. The Keep runs five holes along the mountain brow.

THE TRADE The sources we found give no drive time to Chattanooga. Ask us to time it.

ON THE
Mountain

Walden Ridge

Signal Mountain and Walden sit on the south end of Walden Ridge. The ridge drops about 1,000 feet to the river.

1,703 FT
ABOVE SEA LEVEL

VANTAGE
Over the river and the valley

Signal Mountain 37377

THE VIEW The southern edge of town overlooks the Tennessee River about 1,000 feet below. Sunrise Park, off North Palisades Drive, is a public overlook. Signal Point is part of the national military park.

THE HOMES Mostly single-family homes on wooded lots. Very few townhomes or condos. Nearly 3,000 homes and 8,852 residents in 2020.

RECENT PRICE Median sale price of $732,133 in July 2026, up 17.1% from a year earlier. 45 homes sold and the median home spent 14 days on the market.

NEARBY About 18 miles of trails inside the neighborhoods. Rainbow Lake Wilderness Park has a waterfall and a swinging bridge. The Land Trust for Tennessee protects nearly 800 acres.

THE TRADE Downtown is about 14 minutes and 8.5 miles away. In January 2026 county officials warned of heavy fog and low limbs over roads on Signal Mountain and Walden Ridge.

1,900 FT
ABOVE SEA LEVEL

VANTAGE
Highest town in this guide

Walden 37377

THE VIEW The town sits on top of Walden Ridge at 1,900 feet. It shares ZIP code 37377 with Signal Mountain. Local TV stations put their antennas here.

THE HOMES A small town of 1,981 residents in 2020. Incorporated in 1975 and nicknamed Summertown.

RECENT PRICE We did not find a reliable town-level median. Ask us for recent sales.

THE TRADE No drive time is published. Ask us to time it at rush hour.

1,703 FT
ABOVE SEA LEVEL

VANTAGE
Ridge top, gated

Flipper Bend SIGNAL MOUNTAIN

THE VIEW A private gated community of 390 acres along a ridge atop Signal Mountain. Its site describes year-round views. The 1,703 feet is the figure the community lists.

THE HOMES Custom estate homes and homesites on wooded lots. Prices are not published.

NEARBY More than 5 miles of managed trails inside. Access to 7,000 acres of state-protected land. A fiber optic network runs throughout.

THE TRADE The community puts downtown and the airport 25 minutes away.



THE TENNESSEE RIVER GORGE

The river turns

West of Chattanooga the river cuts through the plateau. Several communities in this guide sit along its rim.

ON THE

Plateau

West of the river

Three gated communities sit on the plateau and ridges west of Chattanooga, near the Tennessee River Gorge.

RIDGE
INSIDE THE CITY

VANTAGE
East over the river toward downtown

Elder Mountain CHATTANOOGA

THE VIEW Local descriptions place east-facing views over the Tennessee River toward downtown. The ridge sits near the Tennessee River Gorge and Prentice Cooper State Forest.

THE HOMES Low-density homes and acreage. Chattanooga annexed the mountain, so it sits inside the city.

THE TRADE Elder Mountain Road is the only road on and off the mountain. City documents call it a life-safety route.

1,444 FT
ABOVE SEA LEVEL (ONE LOT)

VANTAGE
Tennessee River Gorge

River Gorge Ranch HALETOWN, TN

THE VIEW A gated community in Marion County. Some lots have unobstructed views of the Tennessee River. The elevation is from one lot listing.

THE HOMES Large homesites. One listing is a 4.4 acre lot.

SAMPLE LISTING That lot listed at $525,000, about $119,000 an acre. One listing, not a median.

NEARBY An amenity center with a pool and pickleball courts. The developer plans three amenity centers and a village square.

THE TRADE The listing puts the community 5 minutes from I-24 and 20 minutes from downtown.

1,741 FT
ABOVE SEA LEVEL (ONE LOT)

VANTAGE
Cumberland Plateau cliffs

Jasper Highlands JASPER, TN

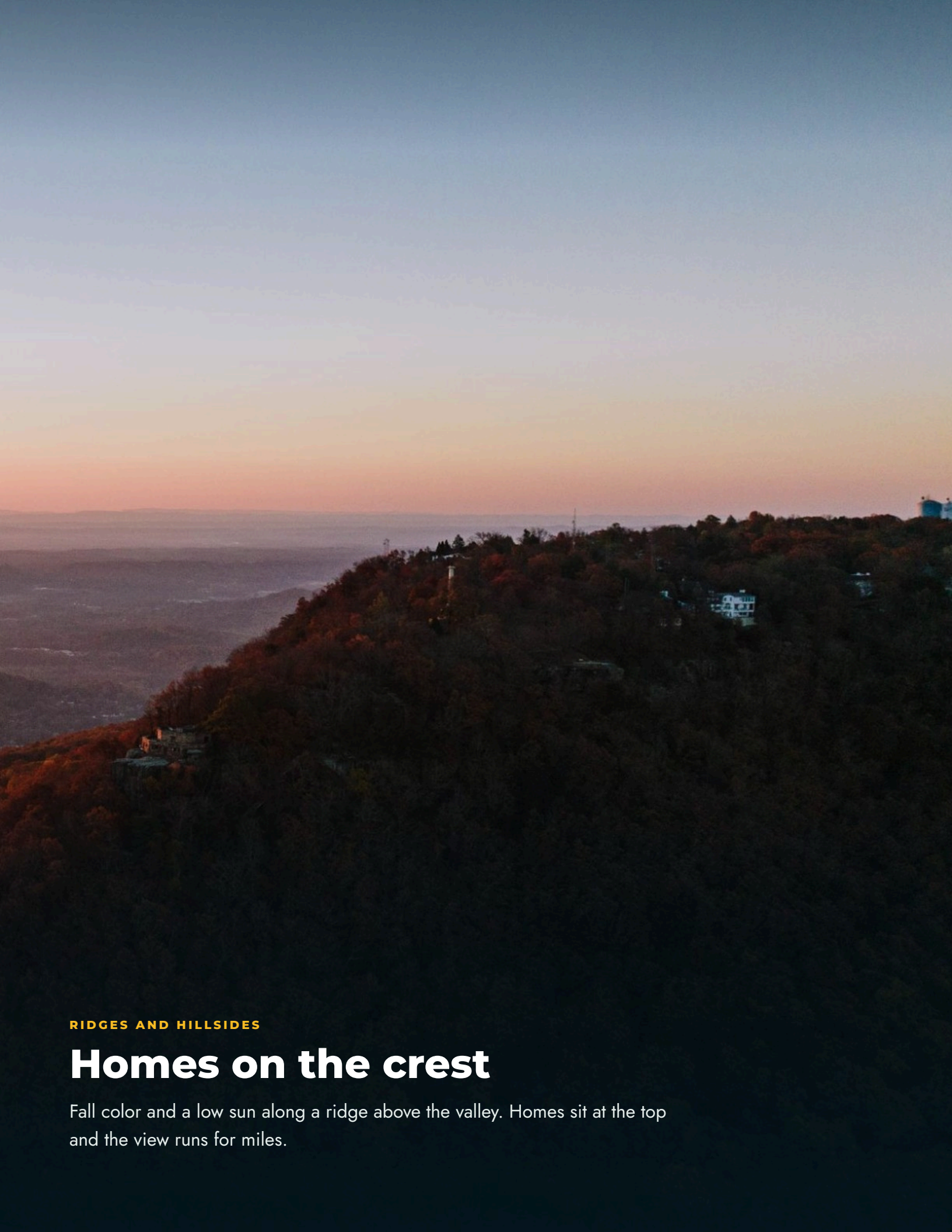
THE VIEW A gated community perched on the Cumberland Plateau. It has panoramic cliffside views and a cliffside gazebo. The elevation is from one lot listing.

THE HOMES Wooded homesites, custom home plans and spec homes.

SAMPLE LISTING A lot of about 1 acre listed at $150,000 with a $2,400 yearly HOA. One listing, not a median.

NEARBY Two pools, a wellness center, tennis and pickleball courts, a waterfall with paths and the Top of the Rock restaurant and brewery.

THE TRADE Jasper is in Marion County. U.S. 72 connects it to Chattanooga. No drive time is published, so ask us to time it.



RIDGES AND HILLSIDES

Homes on the crest

Fall color and a low sun along a ridge above the valley. Homes sit at the top and the view runs for miles.

ON THE

Ridge

Missionary Ridge

A long, narrow ridge that cuts through the east side of the city. Its steep sides rise more than 330 feet above the ground around it.

330+ FT
ABOVE THE GROUND AROUND IT

VANTAGE
Rises over the east side

Missionary Ridge TN

THE VIEW The ridge runs several miles north to south. Its width runs from a few feet to about 660 feet.

RECENT PRICE Median sale price of $899,748 for the three months ending September 2026. That is up 93.5% from a year earlier. 12 homes sold in September and the median home spent 38 days on the market.

THE TRADE The price jump comes from a small number of sales. Do not read it as a trend. Ask us for the sales on the street you want.

1,495 FT
HIGH POINT

VANTAGE
Rolling hills and distant mountains

White Oak Mountain EAST OF THE CITY

THE VIEW The ridge runs from Ringgold Gap in Georgia to Georgetown in Tennessee. The high point is 1,495 feet and the average is about 1,368. Views look over rolling hills toward distant mountains.

THE HOMES Spacious homes around East Brainerd, Collegedale and Ooltewah.

THE TRADE This is a long ridge, not one neighborhood. Ask us which side faces your view.

ON THE

Hillsides

Red Bank

Rolling streets with views toward Signal Mountain and the river.

HILLS
MODEST HEIGHT

VANTAGE
Toward Signal Mountain and the river

Red Bank TN

THE VIEW Hillside streets with views toward Signal Mountain and the Tennessee River. The height is modest. The prices are too.

THE HOMES Brick ranches, Tudor cottages and newer Craftsman homes.

RECENT PRICE Median sale price of $329,843 in September 2026, down 10.1% from a year earlier. 54 homes sold and the median home spent 39 days on the market.



THE GORGE

The river from above

The Tennessee River winds between the ridges west of the city.



THE EDGE

Above the fog

Early mornings on the rim. Fog fills the gorge below and the sky stays clear.

CLOSE TO

Downtown

Ridge, river and valley views near the center

These areas give you a view without the drive up a mountain.

Stringer's Ridge NORTH CHATTANOOGA

THE VIEW A 92-acre preserve with an outlook that overlooks the North Shore, the Tennessee River and downtown.

NEARBY 10 miles of trails in three loops. Trailheads on Spears Avenue and Old Bell Avenue.

Bluff View Art District DOWNTOWN

THE VIEW A bluff setting that overlooks the Tennessee River. Art, coffee and food are within walking distance.

St. Elmo FOOTHILLS

THE VIEW Historic Queen Anne and Craftsman homes in the foothills at the base of Lookout Mountain. The Incline Railway starts here and rises to the top.

Black Creek LOOKOUT VALLEY

THE VIEW A golf community at the base of Lookout Mountain, about 15 minutes from downtown. Most homes face the fairways. The 18-hole course is managed by Troon Golf.

SAMPLE LISTING A 1.06 acre homesite listed at $395,000. One listing, not a median.

Lookout Valley TN

THE VIEW The valley floor sits below Lookout Mountain and Raccoon Mountain.

RECENT PRICE Median sale price of $344K, down 11.1% from a year earlier. 23 homes sold and the median home spent 73.5 days on the market.

Aetna Mountain WEST OF DOWNTOWN

THE SETTING A few miles west of downtown. The Tennessee River Gorge Trust manages the trails here, planned at 8 miles. We found no published housing community on the mountain. Ask us what is for sale nearby.

NEW

Construction

New communities with brow or long views

The brow is the edge of the mountain, where the ground drops to the valley. Long views run across ridges and valleys. These new communities are good places to start.

Brow Wood LOOKOUT MOUNTAIN, GA

THE VIEW A 160-acre master-planned community on Scenic Highway, about a mile south of Covenant College. Its site lists one brow lot on the western edge and 18 Brow View lots across the street.

THE TRADE The site puts downtown 20 minutes away.

The Cottages at Brow Wood LOOKOUT MOUNTAIN, GA

THE VIEW New homes by Pratt Homes. The builder describes sweeping mountain views. It does not claim brow lots.

RECENT PRICE The builder lists prices from the high $300s to the mid $400s.

Wild Ridge SIGNAL MOUNTAIN

THE VIEW Lots of about 0.4 to 0.5 acre. The agent page says the view of each lot sets its price. Lots run from $149,900 to $169,900.

ASK US Which lots face out and which face the next house.

The Sanctuary at Signal Forest SIGNAL MOUNTAIN

THE VIEW New homes by Pratt Homes at 4766 Signal Forest Drive. The builder describes scenic views and does not list prices.

Gated communities with long views SEE EARLIER PAGES

WHERE McLemore Resort, Jasper Highlands and River Gorge Ranch. Each has long views and new homesites.

ESTABLISHED

Homes

Established neighborhoods and general real estate

Most homes with a view are resale homes. These are the streets and areas where buyers look.

West Brow Road LOOKOUT MOUNTAIN, TN

THE VIEW The brow streets face the valley. A recent West Brow Road listing used the words sweeping, unobstructed brow views.

THE TRADE Local guides say brow views cost more but give the best views of Chattanooga.

Signal Mountain and Walden WALDEN RIDGE

THE VIEW The southern brow looks over the Tennessee River and the valley below. Local guides call these the iconic brow views.

Elder Mountain CHATTANOOGA

THE VIEW Local descriptions place east-facing views over the river toward downtown. On clear days some homes see Lookout Mountain, Chickamauga Lake or farther mountains.

Missionary Ridge and White Oak Mountain EAST SIDE

THE VIEW Missionary Ridge looks toward downtown, the river and distant mountains. White Oak Mountain has gentler views over rolling hills.

Price snapshot

BOTTOM LINE **The mountains cost about two to three times what the hillsides cost.**

Area	Data month	Median sale price	Change vs last year	Homes sold	Days on market
Missionary Ridge	Jul to Sep 2026	$899,748	+93.5%	12 (Sept)	38
Lookout Mountain, TN	June 2026	$879,521	-45.0%	9	5
Signal Mountain	July 2026	$732,133	+17.1%	45	14
Lookout Mountain, GA	Aug 2026	$666,559	-2.0%	11	6
Lookout Valley	Latest month	$344,000	-11.1%	23	73.5
Red Bank	Sept 2026	$329,843	-10.1%	54	39

Source: Redfin market pages, viewed October 2026. Walden and the gated communities have no reliable median, so they are not listed.

Sample listings

Community	Lot	Listed at	Note
River Gorge Ranch	4.4 acres	$525,000	About $119,000 an acre
Black Creek	1.06 acres	$395,000	Interior wooded lot
Jasper Highlands	About 1 acre	$150,000	HOA $2,400 a year

One listing each. These show the range of what lots ask. They are not medians and they will change.

How to read the tables

- **Small samples swing.** Lookout Mountain, TN fell 45% on 9 sales. Missionary Ridge rose 93.5% on 12. Neither move says where the market is going.
- **Months differ.** Redfin posts a different latest month for each area. Compare with care.
- **A median is not your price.** A home with an open view often sells above its street. Ask us for sales on your street.



PLAN FOR FOG

Above the clouds

Fog fills the valley on many mornings. On the mountain you often sit above it, and on the roads you drive through it.

Before you buy a view

BOTTOM LINE **A view is part of the home. Test it the way you test the roof.**

Check the view

- Visit in winter and in summer. Leaves hide or show the view.
- Stand where you will sit, not where the photo was taken.
- Note which way the view faces. East gets sunrise. West gets sunset.
- Ask what could grow or get built in front of it.
- Look at the view at night. City lights change it.

Check the trade

- Drive it at rush hour and again after dark.
- Count the trips you make for groceries and school. Lookout Mountain has a Walk Score of 10.
- Ask how many roads lead off the mountain. Elder Mountain has one.
- Plan for fog. County officials warned of heavy fog and low limbs on Signal Mountain and Walden Ridge in January 2026.
- Plan for cold mornings. Officials warned of black ice on the Monday commute that same week.
- Ask about trees near the roof and power lines.

Our approach. We walk each property with you at the time of day you will live there. Tell us which view you want and we will build the list around it.

Sources

Elevations, populations and geography come from Wikipedia pages and from each community. Prices come from Redfin market pages and public listings viewed in October 2026. Verify the details you plan to rely on.

Redfin, Signal Mountain TN housing market
Redfin, Lookout Mountain TN housing market
Redfin, Lookout Mountain GA housing market
Redfin, Red Bank TN housing market
Redfin, Missionary Ridge housing market
Redfin, Lookout Valley housing market
Wikipedia, Chattanooga
Wikipedia, Lookout Mountain
Wikipedia, Lookout Mountain, Tennessee
Wikipedia, Lookout Mountain, Georgia
Wikipedia, Signal Mountain, Tennessee
Wikipedia, Walden, Tennessee
Wikipedia, Missionary Ridge
Wikipedia, Stringer's Ridge
Wikipedia, White Oak Mountain
Wikipedia, Jasper, Tennessee
Flipper Bend community site
LINKS Magazine, McLemore Resort
Jasper Highlands community site and lot listing
River Gorge Ranch lot listing, LandSearch
Black Creek, CommunityFinder and MLS listing
Singletracks, Aetna Mountain trails
Livability, Signal Mountain and Chattanooga neighborhoods
Visit Chattanooga, neighborhoods
O'Neil Team, mountain living near Chattanooga
Evan Barron Homes, neighborhoods with views
Homes Rep, Lookout Mountain
Brow Wood community site
Pratt Living, The Cottages at Brow Wood and The Sanctuary at Signal Forest
Matt Ward Homes, Wild Ridge
Homes.com, Walden neighborhood guide
O'Neil Team, Elder Mountain
Highlands Elite Real Estate, West Brow Road listing
WDEF and Local 3 News, January 2026 fog and ice advisories

Looking for a home with a view?

BOTTOM LINE **Pick the view first. Then pick the street.**

Every view in this guide comes with a trade. We help you weigh it before you fall for it.

Tell us three things

- **Which view.** Skyline, ridge, valley or river.
- **Which direction.** East faces the sunrise. West faces the sunset.
- **New or established.** New construction or an established home.

What we do next

- Build a list of homes with the view you named.
- Walk each one at the hour you will live there.
- Pull sales on the same street to see what a view adds.
- Run the checks from the buying checklist: fog, trees, roads and sight lines.

Have you been looking for a home with a view?

Tell us which view you want. We will build the list around it.

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CREATIVITY TEAM

HELPING YOU MAKE CHATTANOOGA HOME

Find your view.

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