121 Pointe Drive, Piney Flats, TN 37686

$185,000 · MLS #9984068 · www.brphomes.com/mls/9984068



1.35
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.35
City Taxes: $0
County Taxes: $200
Elementary School: Mary Hughes
Middle School: Sullivan East
High School: Sullivan East

Description

LAKE FRONT! This exceptional 1.45-acre lakefront property on Boone Lake offers a rare opportunity to build on a site with over 150 feet of lake frontage. The location is highly prized for its breathtaking views, semi-private ambiance, large trees, and convenient proximity to local stores, shopping, schools, and amenities. This is a rare opportunity to build the

lake house of your dreams with beautiful Boone Lake views toward the sunset in the main channel and exclusive community boat ramp access.
Nestled in a peaceful cul-de-sac surrounded by wildlife (lots of deer) in an upscale neighborhood
This flat 0.59-acre lot has completed perc testing for a 3-bedroom home plus office space, survey completed and electric and water available nearby, offering a strong head start toward build-ready status. Enjoy a desirable location in Sullivan County, outside city limits, with no HOA.
Conveniently located 10 minutes to Tri-Cities Airport (TRI), 15 minutes to Bristol Motor Speedway, with schools nearby, and a short drive to Johnson City, Kingsport, and Bristol. This is a rare opportunity to build the lake house of your dreams on this 0.59-acre parcel with beautiful Boone Lake views toward the sunset in the main channel and exclusive community boat ramp access.
Nestled in a peaceful cul-de-sac surrounded by wildlife (lots of deer) has completed perc testing for a 3-bedroom home plus office space, survey completed and electric and water available nearby, offering a strong head start toward build-ready status. Enjoy a desirable location.
Conveniently located 10 minutes to Tri-Cities Airport (TRI), 15 minutes to Bristol Motor Speedway, with schools nearby, and a short drive to Johnson City, Kingsport, and Bristol.
This unique combination of water views, lake access, privacy, and flexibility is increasingly hard to find.
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Come make offer and build your Dream Home!
Soil test has been done, electric and water at the road. Perks for a 3 bedroom. Survey has been done.

Features & Amenities

EXTERIOR

2 Lane Road • Level • Lot/Tract • Mountain(s) View • Paved • Residential • Rolling Slope • Sloped • Steep Slope • Water View • Wooded

OTHER

Aerial • At Road Water • Average Condition • Building Restrictions • Deed Restrictions • Electricity Available • Feasibility Study • Perc Test • Septic Tank Sewer • Site Built Permitted • Soil Engineering Report • Soil Test • Survey • Topo Map

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9984068