

# Lot 3 Coves Edge Drive, Butler, TN 37640

\$165,000 · MLS #9985729 · [www.brphomes.com/mls/9985729](http://www.brphomes.com/mls/9985729)



1  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 1

**Association Fee Frequency:** Annually

**HOA Fee:** \$100

**City Taxes:** \$0

**County Taxes:** \$500

**Elementary School:** Little Milligan

**Middle School:** Little Milligan

**High School:** Hampton

## Description

Last of the waterfront properties. Lakefront lot on the Watauga! Beautiful, pristine waterfront one-acre lot. Can't get a better view than this! Nestled in the Cherokee hills National Forest. An abundance of wildlife. Quiet, peaceful, serene, this is a piece of heaven on earth. You can own your own water and put your own boat slip/dock in. Great place to build. But we have Bears! Perfect area for water skiing! Ready to build! Waterfront lot. Views are amazing, quiet countryside, few neighbors, beautiful area on the Watauga Lake. #Watauga Private, kayak, paddle board, Water skiing, fishing in your own back yard.

Elevated views, privacy, opportunity to build a basement home, multi living that flat lots do not offer! The roads create a quiet, secluded setting with very little traffic.

## Features & Amenities

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### EXTERIOR

Lake Access • Lake Front • Level • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Water View • Wooded

### OTHER

Above Average Condition • Aerial • Average Condition • Covenant • Deed Restrictions • Electricity Available • Plat • Public Water • Site Built Permitted • Topo Map

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Listing courtesy of Lake Homes Realty Smithville



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