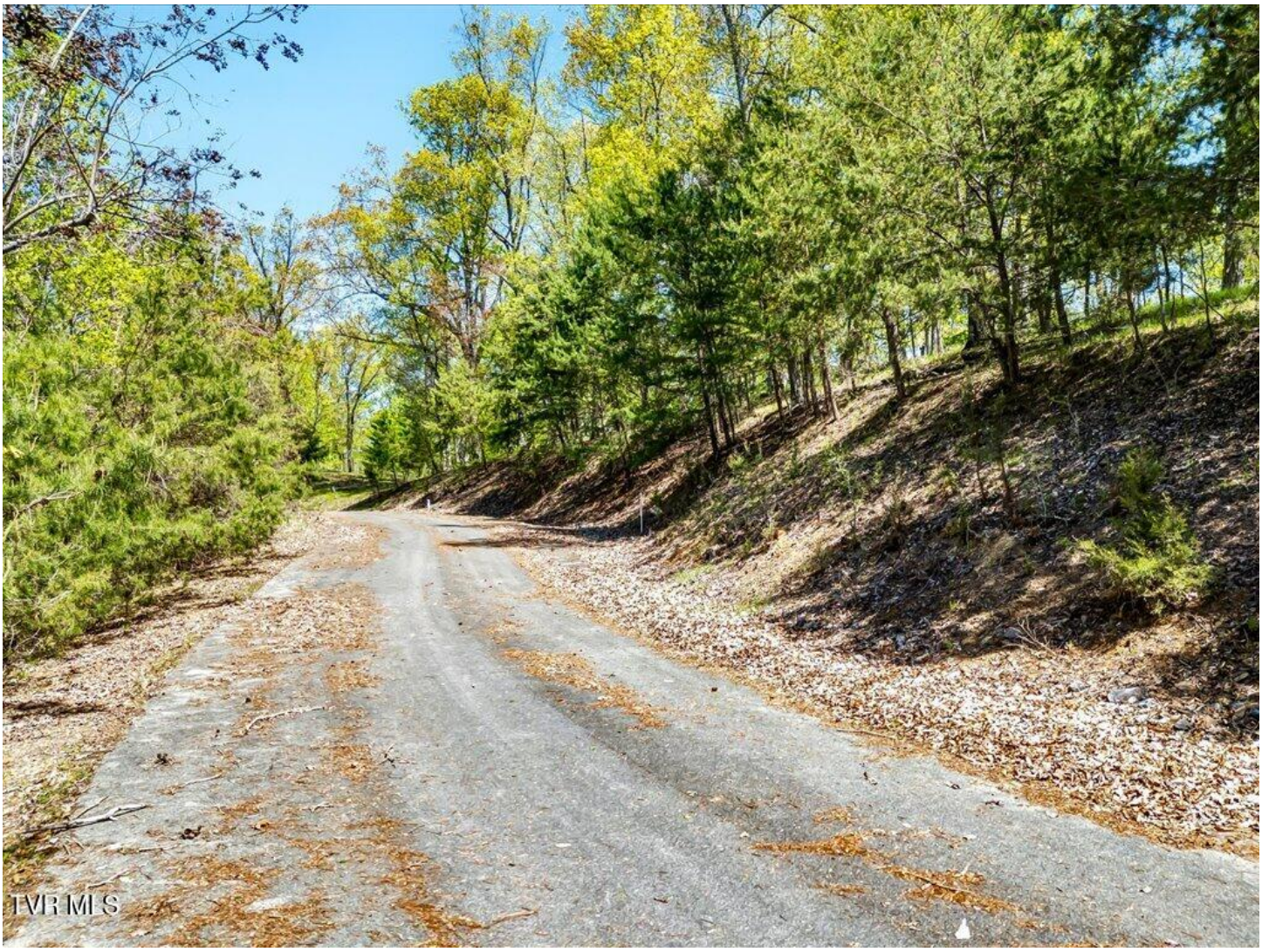
FOUND ON WWW.BRPHOMES.COM

Lot 49 Hickory Knoll Circle, Whitesburg, TN 37891

$85,000 · MLS #9991978 · www.brphomes.com/mls/9991978



2.99
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.99
Association Fee Frequency: Annually
HOA Fee: $600

City Taxes: $0
County Taxes: $632.90
Elementary School: St Clair
Middle School: Bulls Gap
High School: Cherokee

Description

Tucked along the wooded shoreline of Cherokee Lake, Lot 49 Hickory Knoll Circle offers the kind of setting people imagine when they think about building a peaceful lake retreat in East Tennessee. This 2.99 acre property stretches from

the quiet road frontage down to the water's edge, providing approximately 183 feet of shoreline and the ability to apply for a private dock. With the natural slope shown on the topo maps, a future home here could enjoy elevated lake and mountain views while still maintaining access down toward the shoreline.
The property is primarily wooded, giving a buyer flexibility to clear selectively and design a home that blends into the surrounding landscape. Imagine a home positioned higher on the lot where morning coffee comes with long views across Cherokee Lake, while the lower portion of the property leads down toward the water where kayaks, paddleboards, and fishing rods become part of everyday life.

Located inside the gated community of Walnut Bend, this property offers the balance many lake buyers are searching for: privacy, natural beauty, and shared amenities. Residents enjoy access to the community boat ramp and dock, making it easy to launch the boat and spend a day exploring Cherokee Lake's miles of shoreline, quiet coves, and scenic mountain backdrops.

Utilities are already positioned for future construction with underground electric and high speed internet available at the road. A well and septic system will be needed, and a three bedroom septic permit was previously obtained in 2008. Architectural guidelines require site built homes with a minimum of 1600 square feet, helping maintain the quality and character of homes throughout the neighborhood. HOA fees are currently $600 per year.

Despite the peaceful lake setting, daily conveniences remain within easy reach. Grocery stores, restaurants, and shopping including Walmart are located approximately 12 miles away, making it simple to enjoy both the quiet of lake living and the practicality of nearby town amenities. If your vision of lake living includes privacy, wooded surroundings, and the ability to build a home that overlooks Cherokee Lake, Lot 49 Hickory Knoll Circle provides the space, shoreline, and setting to make that lifestyle a reality.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Lake Front • Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Sloped • Water View • Wooded

OTHER

Aerial • Building Restrictions • Cable Available • Electricity Available • Fiber Available • Plat • Site Built Permitted • Topo Map • Underground Utilities • Utility Easement

Listing courtesy of REMAX Real Estate Ten of Morristown

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9991978