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232 Farmhouse Village Trail, Butler, TN 37640

$795,000 · MLS #9992475 · 3 bed / 3.5 bath · www.brphomes.com/mls/9992475



3	3.5	2,365	2025	1.05
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2025
Lot Acreage: 1.05
Fireplaces: 1
Above Grade Sq Ft: 2,090
Association Fee Frequency: Annually
HOA Fee: $1,800

Lot Dimensions: 160x250x194x340
City Taxes: $0
County Taxes: $2,000
Basement Sq Ft: 275
Garage Sq Ft: 0
Elementary School: Johnson
Middle School: Johnson Co
High School: Johnson Co

Description

Situated in a prestigious neighborhood, this bespoke three-bedroom suite residence boasts three and a half -full bathrooms, featuring 2 Bedroom Suites on the main floor and a full suite upstairs. It showcases a harmonious blend of rustic charm and refined elegance, with bright, airy rooms accentuated by white oak flooring, custom lighting fixtures, and a sophisticated palette of gray and weathered oak finishes, all set within beautifully landscaped grounds. The kitchen is equipped with premium stainless-steel appliances, under-cabinet lighting, luxurious quartz countertops, Dual fuel range, gas top, 50-amp oven, high end Koch cabinets, backsplashes, KitchenAid appliances, and a gas fireplace in the family room with the oversize high-end window package. The home's advanced smart features include high-speed internet ready, smart switch readiness, and a picturesque timber frame porch. The exterior boasts 2 x 6 walls with spray foam insulation, dual-fuel heat pumps for efficient climate control, and a tankless water heater, complemented by a long-lasting 30-year shingle roof and genuine hardwood oak floors. Tile in all wet areas, Stair lighting, toe kick lighting, high 8 ft ext. and interior doors, Timber frame porches, Trex decking, and so much more! Residents can enjoy stunning panoramic views of the vineyards and mountains. The boat launch is within minutes, boat slips/docks are available.Whether you're looking for a weekend retreat or a full-time residence, this property offers the ideal blend of space and location. Summerfield at Watauga Lake - Community Amenities • Gated community • Private access to Watauga Lake • Private marina • Covered boat slips (available to owners) • Community boat launch/private boat ramp • Beach Club access • Boat storage facilities • Pickleball courts • Volleyball courts • Sports fields/multi-use recreation fields • Fitness center • Winery and tasting room (Villa Nove Vineyards) • The Mercantile (community store and gathering space) • Community pavilion • Community park • Picnic area • Community fire pit • Mountain and lake views • Underground utilities • Paved roads • Surrounded by the Cherokee National Forest • Access to nearby hiking, biking, and UTV trails • Short-term rentals permitted (subject to HOA guidelines) *Information deemed reliable but not guaranteed. Buyer/Buyer's agent to verify all

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Carbon Monoxide Detector(s) • Ceiling Fan(s) • Central Air • Central Heating • Custom Walls • Dehumidifier • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • ENERGY STAR Qualified Doors • Entrance Foyer • Fireplace Heating • French Doors • Gas Dryer Hookup • Gas Range • Gated Community • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Living Room Fireplace • Microwave • Open Floorplan • Partially Finished Basement • Refrigerator • Security Lights • Security System Leased • Smoke Detector(s) • Tile Flooring • Two-Level • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Wide Doors • Wired for Data

EXTERIOR

Asphalt • Circular Driveway • Composition Roof • Covered Porch/Patio • Craftsman • Deck • Farm House • Fishing • Front Porch • HardiPlank Type Exterior • Lake • Lake Privileges • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Restaurant • Rolling Slope Lot • RV Parking • Vineyard Lot • Workshop

OTHER

Above Average Condition • Cable Connected • Fiber Connected • Public Water • Septic Tank Sewer • Underground Utilities

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992475