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190 Farmhouse Village Trail, Butler, TN 37640

$795,000 · MLS #9992477 · 3 bed / 3.5 bath · www.brphomes.com/mls/9992477



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: 190x235x250x180
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

Located in the Vineyards, this bespoke three-bedroom residence boasts three full Bedroom & bathrooms, featuring two Bedroom suites on main floor, and one-half bath. One bedroom suite upstairs. One As you enter the home, proceed into the foyer. This home features a stunning panoramic view. 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, and a gas fireplace in the spacious family room. The home's advanced smart features include high-speed internet, cable ready, smart switch readiness, and a picturesque timber frame porch. The exterior boasts 2 x 6 walls with spray foam insulation, and encapsulated in basement with a de-humidifier, dual-fuel heat pumps for efficient climate control, and a tankless water heater, complemented by a long-lasting 30-year composition roof and genuine hardwood white oak floors. Residents can enjoy stunning panoramic views of the vineyards and mountains.
This home boasts a custom-designed landscaping package that includes an outdoor and indoor lighting system complemented by high end culture stone and smart siding, high-quality kitchen cabinets and appliances, washer/dryer included. 2x6 Walls, Tile in all wet area, Real white oak hardwood floors, 30 Year composition shingles, dual fuel range gas top, 50 Amp-oven, dual heat pumps, recess Lighting, craftsmen trim, Tongue and groove, toe-kick-shoe lighting, staircase real wood with custom railing and lighting. Custom showers in all 3 bedrooms, walk in- closets, extra storage in basement area, tankless water heater, home is encapsulated. Builder is willing to build a garage (extra cost). You must take a look at these three homes, they are well built, so many extras. Only minuets to the boat slips/dock and Watauga Lake! Literally take your boat, canoes, kayak, by truck, side by side, or golf cart. Or take the evening out and enjoy the winery. Golf cart approved!
Boat slips/docks can be leased $3600 year 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 Herein Deemed Reliable but Not Guaranteed

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Built-In Gas Oven • Central Air • Central Heating • Ceramic Tile Flooring • Custom Walls • Dehumidifier • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • ENERGY STAR Qualified Doors • Fire Alarm • Fireplace Heating • Gas Log Fireplace • Gas Range • Gated Community • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Living Room Fireplace • Loft • Microwave • Partially Finished Basement • Primary Downstairs • Range • Refrigerator • Security Lights • Smoke Detector(s) • Tile Flooring • Two-Level • Utility Room • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Wired for Data • Workshop • Workshop Basement

EXTERIOR

Asphalt • Circular Driveway • Cleared Lot • Composition Roof • Covered Porch/Patio • Craftsman • Deck • Driveway • Farm House • Fishing • Front Porch • Gated • Lake • Lake Privileges • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Parking Pad • Porch • Rear Patio • Rear Porch • Rolling Slope Lot • RV Parking • Sloped Lot • Storage • T1-11 Exterior • Vineyard Lot • Water View

OTHER

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

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992477