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Lot 39 Bear Ridge Drive, Butler, TN 37640

$211,000 · MLS #9993361 · www.brphomes.com/mls/9993361



1.83
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.83
Association Fee Frequency: Annually
HOA Fee: $725

City Taxes: $0
County Taxes: $396.22
Elementary School: Hampton
Middle School: Hampton
High School: Hampton

Description

It's time to hit the LAKE! This 1.83-acre lot is located in a beautiful, gated community in Butler, just minutes from Watauga Lake. Listed at $211,000, this property offers something that truly sets it apart -- a deeded boat slip at Watauga Falls. Not leased, not a waitlist... deeded. Your spot on the lake is already secured and ready whenever you are.

The lot itself offers a great setting to build, with enough space to create the kind of home you've been dreaming about -- whether that's a full-time residence or a weekend getaway. Imagine a porch where you can enjoy quiet mornings, then be

on the water within minutes. It's the best of both worlds -- privacy and space, paired with easy lake access.

Watauga Lake is known as one of the cleanest lakes in Tennessee, and having guaranteed access like this is getting harder to find. No hauling your boat back and forth, no wondering if you'll have a place -- just show up and enjoy the water whenever you want. Sailboats this one will work for you too!

Whether you're ready to build now or planning for the future, this is the kind of property that checks all the boxes -- location, acreage, and true lake access. If you've been looking for a simpler way to enjoy Watauga Lake without paying lakefront prices, this one is definitely worth a closer look.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Paved • Residential • RV/Boat Storage

OTHER

Fiber Available • Septic Tank Sewer • Shared Well Water • Site Built Permitted • Underground Utilities

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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