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# Lot Vineyard Valley Drive, Butler, TN 37640

**$45,000** · MLS #9993837 · www.brphomes.com/mls/9993837

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**1.71**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.71
**Association Fee Frequency:** Annually
**HOA Fee:** $2,000
**City Taxes:** $0
**County Taxes:** $555
**Elementary School:** Johnson
**Middle School:** Johnson Co
**High School:** Hampton

## Description

New subdivision in Watauga Lake area. Beautiful lot overlooking mountains, gated, landscaped, with sky, mountains, and Watauga Lake in close proximity! Level 1.71 acres Gentling rolling! The Villa Nove and the Watauga Lake Wineries are very close to Vineyard Valley. Cherokee National Forest is only minutes away from your prospective homesite. Come and embrace an extraordinary lifestyle in one of Eastern Tennessee's most beautiful areas. All roads in the area will be paved! With an annual HOA fee of $2000 per lot, this location offers easy access to various areas of entertainment. You could be in Boone, Banner Elk, Johnson City, Elizabethton, Mountain City. So much to do in this area from Kayaking, boating, antique shopping, hiking, creepers trail to National Forest trails, Bike trails, wineries and so much more! This beautiful parcel in the Vineyard Valley Subdivision is a gated community that offers the future site of 20 boat slips (awaiting permits). This land is just waiting for you to build your dream home. Other amenities that will be offered will be a beach area with fire pits with access to the lake inlet at Vineyard Cove, all within walking distance. Close proximity to Villa Nove Vineyards which includes vineyard tours, restaurant, tasting room and a community events location (bands) and a new distillery/craft beer location. There are plans for a petting zoo that are in the process, as well as newly installed pickle ball courts and site prep for a gym/recreation center down the road from the vineyard. Underground electric is in place, no public water available, a well is needed. This land is just minutes away from the lake and amenities the HOA has to offer. Buyers/Buyers agent to verify any and all information. All information deemed reliable but not guaranteed.

## Features & Amenities

**EXTERIOR**

2 Lane Road • Cleared Lot • Lake Access • Level • Paved • Residential • Sloped

**OTHER**

At Road Water • Deed Restrictions • Site Built Permitted

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SCAN TO VIEW ONLINE
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