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# Tbd Canaan Road, Lot 16, Butler, TN 37640

**$90,000** · MLS #9995749 · www.brphomes.com/mls/9995749




**1.18**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.18
**City Taxes:** $0
**County Taxes:** $246.34
**Elementary School:** Little Milligan
**Middle School:** Little Milligan
**High School:** Unaka

## Description

PRIVATE LAKE COMMUNITY LOT with COVERED BOAT SLIP INCLUDED!! Escape to the beauty of the mountains and lake life with this exceptional wooded lot located in the highly desirable Hidden Valley Retreat community. Offering a little over an acre of land, this private and peaceful property is the perfect place to build your dream getaway, vacation cabin, or full-time retreat. Surrounded by mature trees and natural beauty, the lot provides a secluded setting while still being easy to access year-round. One of the standout features of this property is the permanent leased covered boat slip that transfers with the lot, allowing you to enjoy easy access to the lake for boating, fishing, kayaking, and relaxing days on the water. The property also offers modern conveniences with access to public water, electricity, and fiber internet, making it

ideal for both weekend escapes and everyday living. A TDEC soil test has already been completed, helping simplify the building process for your future home. Whether you are looking for a quiet mountain retreat or an investment opportunity in a sought-after lake community, this property offers endless possibilities. Conveniently located just a short drive to Boone, NC, Elizabethton, and Mountain City, you can enjoy nearby shopping, dining, hiking, and outdoor recreation while still experiencing the privacy and tranquility of East Tennessee mountain living. HOA fee is $350/yr and covered boat slip is $200/yr. You can visit hiddenvalleyretreat.org for more information. Buyer/buyer's agent to verify all info.

## Features & Amenities

**EXTERIOR**

Gravel • Lake Access • Residential • Secluded • Sloped • Wooded

**OTHER**

Electricity Available • Fiber Available • Public Water • Site Built Permitted • Soil Test • Water Available

Listing courtesy of Foundation Realty Group

SCAN TO VIEW ONLINE
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