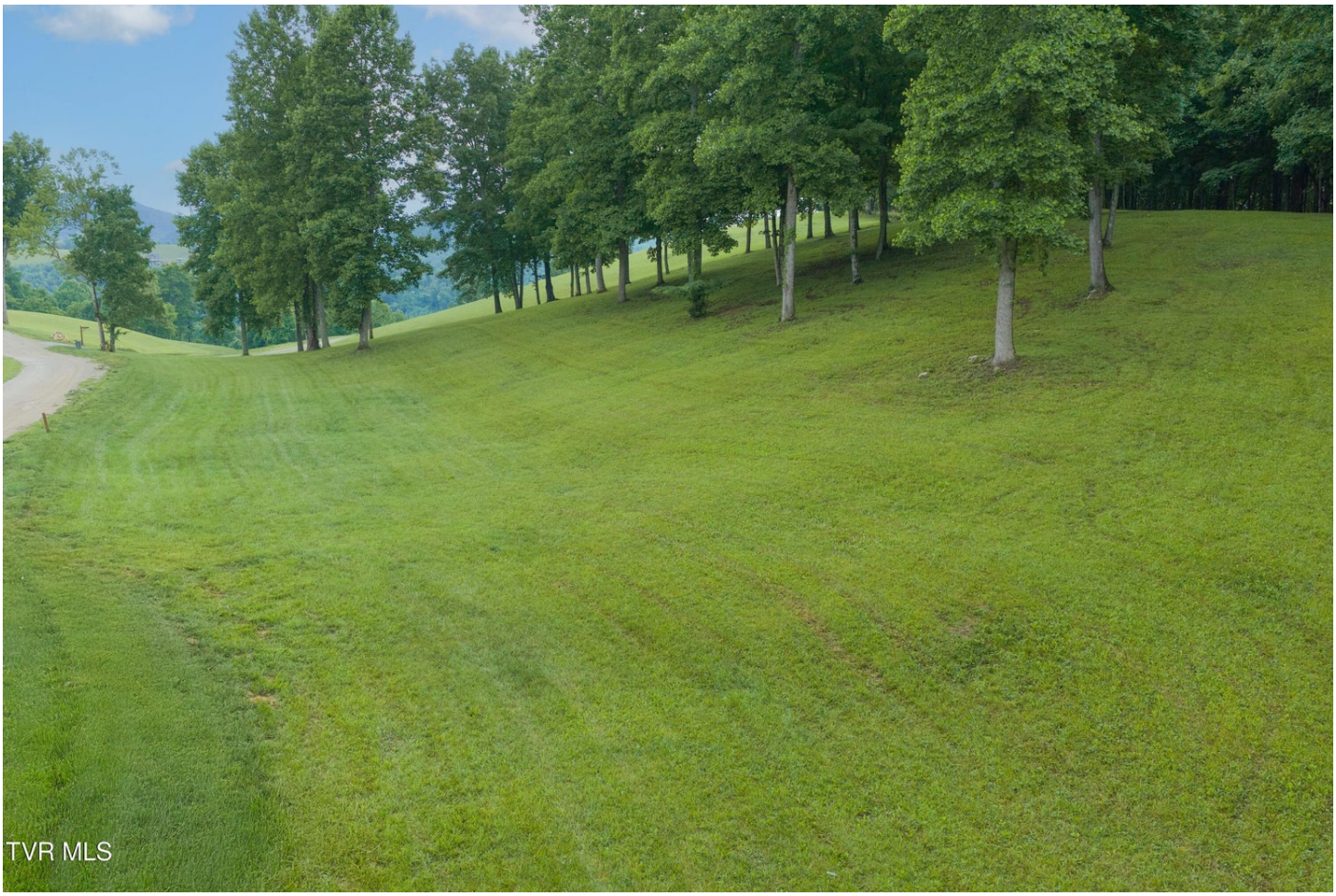
Lot 36 Summerfield Drive, Butler, TN 37640

$169,900 · MLS #9996299 · www.brphomes.com/mls/9996299



1.1
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.1
Association Fee Frequency: Annually
HOA Fee: $2,100

City Taxes: $0
County Taxes: $346.42
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Build your dream mountain retreat in the premier lakefront community of Summerfield at Watauga Lake. Lot 36 Summerfield Drive offers approximately 1.1 acres of gently laying terrain, making it an ideal homesite for a primary residence, vacation getaway, or investment property. Surrounded by mature hardwoods and showcasing spectacular long-range mountain views, this property captures everything that makes East Tennessee mountain living so special.

Beyond the homesite itself, Summerfield offers an exceptional lifestyle centered around beautiful Watauga Lake, often

recognized as one of the cleanest and most scenic lakes in the country. Owners enjoy access to an impressive collection of amenities, including a private marina and Beach Club with boat launch and slips, winery and tasting room, fitness center, pickleball and volleyball courts, sports fields, and convenient boat storage facilities.

Whether your perfect day includes boating on the lake, enjoying a glass of wine while watching the sunset over the mountains, or simply relaxing in the peace and quiet of nature, Summerfield offers an unmatched combination of recreation, convenience, and natural beauty. Offered at $169,900, Lot 36 presents a rare opportunity to secure a premium homesite with incredible views, lake access, and resort-style amenities in one of Watauga Lake's most sought-after communities.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Lot/Tract • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Subdevelopment

OTHER

Above Average Condition • Building Restrictions • Cable Available • Deed Restrictions • Electricity Available • Fiber Available • Phone Available • Site Built Permitted

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996299