

# 465 Big Oak, Butler, TN 37640

**\$680,000** · MLS #9996301 · 4 bed / 2 bath · [www.brphomes.com/mls/9996301](http://www.brphomes.com/mls/9996301)



**4**

BEDS

**2**

BATHS

**2,424**

SQ FT

**1997**

YEAR BUILT

**1.75**

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1997

**Lot Acreage:** 1.75

**Above Grade Sq Ft:** 2,424

**Association Fee Frequency:** Annually

**HOA Fee:** \$600

**Lot Dimensions:** 119x435.89x279.02x366.80

**City Taxes:** \$0

**County Taxes:** \$0

**Basement Sq Ft:** 0

**Garage Sq Ft:** 0

**Elementary School:** Hampton

**Middle School:** Hampton

**High School:** Hampton

## Description

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Watauga Lakefront home, floor-ceiling views from all rooms! Both levels of this lovely home have full-length decks and access from all rooms via sliding glass doors. Covered dock with hydrafoist lift, water and electricity included. Spacious floor plan with two levels featuring four bedrooms and two full bathrooms. Main level includes large great room, open concept kitchen, custom cabinets and granite countertops; stone fireplace. Master bedroom and bath on first level. Lower level includes another large great room, three bedrooms, wet bar and refrigerator, laundry area, and full bathroom. Two heat pumps.

Updates(since owner purchased 2018) include: paved driveway; retaining wall, HVAC unit; septic pump; metal roof with gutter and leafguards, fence along driveway, front entrance awning; garden shed; upper deck floor and railing; mini blinds; ceiling fans with lights and remotes; main level bathroom vanity and lights; thermaplus draperies; Bosch dishwasher; laminate flooring. Exterior and interior painting within last four years. This home may be used as a rental, primary home or a weekend getaway. Enough room in this 2000+ square foot home for a large family to enjoy the recreation that the lake provides right outside your door! Please note the drive is moderately steep and requires a 3 point turn. Updates(since owner purchased 2018) include: paved driveway; retaining wall, HVAC unit; septic pump; metal roof with gutter and leafguards, fence along driveway, front entrance awning; garden shed; upper deck floor and railing; mini blinds; ceiling fans with lights and remotes; main level bathroom vanity and lights; thermaplus draperies; Bosch dishwasher; laminate flooring. Exterior and interior painting within last four years. This home may be used as a rental, primary home or a weekend getaway. Enough room in this 2000+ square foot home for a large family to enjoy the recreation that the lake provides right outside your door!

## Features & Amenities

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### INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Drywall Walls • Heat Pump • Laminate Flooring

### EXTERIOR

Metal Roof • Mountainous Lot • Raised Ranch • Steep Slope Lot • Stucco Exterior • Wood Siding Exterior

### OTHER

Average Condition • Public Water • Septic Tank Sewer

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Listing courtesy of Beycome Brokerage Realty, LLC



SCAN TO VIEW ONLINE  
[www.brphomes.com/mls/9996301](http://www.brphomes.com/mls/9996301)