# 34 Vineyard Farms Parkway, Butler, TN 37640

**$159,900** · MLS #9996465 · www.brphomes.com/mls/9996465

**1.07**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.07
**Association Fee Frequency:** Annually
**HOA Fee:** $2,100

**City Taxes:** $0
**County Taxes:** $782.89
**Elementary School:** Doe
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Lot 34 in the Tuscany Inspired Vineyard Farm development is a picturesque piece of land that promises a lifestyle of luxury and tranquility. Situated in a prime location with convenient lake access through the Eagle Bay marina, residents can indulge in the beauty of the water and all it has to offer. The marina features covered boat slips available for lease, a boat ramp for easy access to the lake, fire pits and BBQ areas for gatherings, and a sandy beach area for relaxation and recreation. Just minutes away from Lot 34 are some of the area's most sought-after attractions: Villa Nova Vineyards, Watauga Lake Mercantile, and Watauga Lake Winery are all within easy reach, providing residents with opportunities for

wine tasting, shopping, and community events. Whether you're planning to build a permanent residence, a vacation home, or an investment property, Lot 34 in Vineyard Farm presents a unique opportunity to create a lifestyle that combines natural beauty, waterfront access, and modern amenities. Don't miss your chance to own this exceptional piece of real estate and embark on a journey of lakeside living in a vibrant community. Experience the best of luxury, leisure, and convenience at Lot 34 in Vineyard Farm - where every day feels like a vacation.

## Features & Amenities

**EXTERIOR**

Lake Access • Paved • Private Road • Residential • Subdevelopment

**OTHER**

Above Average Condition • Building Restrictions • Cable Available • Deed Restrictions • Electricity Available • Public Water • Underground Utilities • Utility Easement • Water Available

Listing courtesy of Braswell Realty Inc. RM

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996465