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191 Bear Ridge Drive, Butler, TN 37640

$1,175,000 · MLS #9996891 · 5 bed / 3 bath · www.brphomes.com/mls/9996891



5	3	4,733	2003	1.54
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2003
Lot Acreage: 1.54
Above Grade Sq Ft: 2,946
Association Fee Frequency: Annually
HOA Fee: $725
Lot Dimensions: see acerage

City Taxes: $0
County Taxes: $2,945.73
Basement Sq Ft: 1,787
Garage Sq Ft: 766
Garage Spaces: 2
Elementary School: Hampton
Middle School: Hampton
High School: Unaka

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate · MLS #9996891 · Generated November 10, 2026
Information deemed reliable but not guaranteed.

Description

This is more than just a home--it's a rare opportunity to own a fully upgraded mountain and lake-view retreat with exceptional short-term rental potential in the heart of the Watauga Lake area. Located just ¼ mile from marina access, this impressive 4,700+ square foot property offers a unique combination of size, flexibility, modern infrastructure, and breathtaking views that is rarely available in today's market.
Designed to comfortably accommodate large groups, the spacious multi-level floor plan features soaring ceilings, abundant natural light, and expansive windows that capture stunning mountain and lake views. The home's versatile layout includes multiple gathering spaces, a custom-built bunk room ideal for maximizing guest capacity, and a lower-level entertaining area complete with a second kitchen--perfect for extended family stays, multi-generational living, or vacation rental guests.
A major highlight is the brand-new 5-bedroom septic system, providing significantly expanded capacity and flexibility. Combined with the home's generous square footage and group-friendly design, the property offers outstanding potential as a high-capacity vacation rental, private retreat, or investment property.
Extensive recent improvements make this home truly move-in and rental-ready, including a new roof, newly sanded and stained exterior with premium protective coating, fully renovated kitchens and bathrooms with high-end finishes, new flooring, lighting, plumbing, electrical updates, fresh interior paint, and the addition of a covered front porch. Additional upgrades include a Rinnai tankless water heater, Spectrum high-speed internet, and a whole-house generator, providing convenience, reliability, and peace of mind for owners and guests alike.
Adding even more value, the property is listed below appraisal. Opportunities to own a property with this combination of size, sleeping capacity, updated systems, marina proximity, high-speed internet, and incredible views are extremely limited in the Watauga Lake market.
Whether you're seeking a private mountain-lake getaway, a gathering place for family and friends, or an income-producing investment, this exceptional property delivers the scale, functionality, and flexibility that smaller homes simply cannot match.
. Buyers and buyers' agents to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Dishwasher • Dryer • Drywall Walls • Electric Dryer Hookup • Finished Basement • Fireplace Heating • Full Basement • Gas Log Fireplace • Gated Community • Living Room Fireplace • Luxury Vinyl Flooring • Pellet Stove Heating • Propane Heating • Range • Refrigerator • Soaking Tub • Tile Flooring • Trash Compactor • Two-Level • Washer • Washer Hookup

EXTERIOR

Asphalt • Attached • Back Porch/Patio • Back Yard Fencing • Cabin • Circular Driveway • Deck • Front Porch • Gated • Level Lot • Mountain(s) View • Porch • Shingle Roof • Side Porch • Sloped Lot • Wood Siding Exterior

OTHER

Above Average Condition • Fiber Available • Private Sewer • Sewer Connected • Shared Well Water • Water Connected

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SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996891