

Lot 85 Summerfield Drive, Butler, TN 37640

\$219,900 · MLS #9998198 · www.brphomes.com/mls/9998198



3.52
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 3.52

Association Fee Frequency: Annually

HOA Fee: \$2,100

City Taxes: \$0

County Taxes: \$1,036

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Discover the beauty of East Tennessee with this stunning 3.52-acre mountaintop homesite in Butler, TN. Perched at over 2,500 feet in elevation, this exceptional property offers breathtaking long-range mountain views and the perfect setting for your dream home or mountain retreat.

Enjoy the best of mountain and lake living with access to beautiful Watauga Lake, including the community marina for easy days on the water. The community also features pickleball courts, giving you plenty of opportunities to relax and stay

active.

Located just minutes from a local winery and surrounded by the natural beauty of the Appalachian Mountains, this property offers the ideal balance of privacy, recreation, and convenience. Whether you're looking for a peaceful getaway or a place to build your forever home, this mountaintop lot delivers incredible scenery and an unbeatable lifestyle.

Property										Highlights:
3.52-acre					mountaintop				lot	
Over		2,500			feet		in		elevation	
Spectacular			panoramic				mountain		views	
Access			to			Watauga			Lake	
Community									marina	
Community					pickleball				courts	
Minutes		from			a		local		winery	
Peaceful		setting		with	abundant		outdoor		recreation	
Ideal	for	a	primary	residence,	vacation	home,	or	investment	property	

Wake up to unforgettable sunrises, breathe the fresh mountain air, and experience the best of East Tennessee living from this remarkable homesite.

Features & Amenities

- EXTERIOR
- Lake Access • Level • Mountain(s) View • Mountainous • Pasture • Paved • Private Road • Residential • Rolling Slope • Wooded
- OTHER
- Above Average Condition • Septic Tank Sewer • Site Built Permitted • Underground Utilities • Utility Easement • Well Water

Listing courtesy of Waterfront Group PLC, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998198