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Tbd Watauga Falls Drive Lot 13, Butler, TN 37640

$187,500 · MLS #9999153 · www.brphomes.com/mls/9999153



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Information deemed reliable but not guaranteed.

1.23
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.23
Association Fee Frequency: Monthly
HOA Fee: $155

City Taxes: $0
County Taxes: $905.25
Elementary School: Little Milligan
Middle School: Little Milligan
High School: Unaka

Description

Welcome to Watauga Falls, one of Northeast Tennessee's most beautiful gated lake communities! Nestled in the scenic mountains of Butler, this exceptional wooded homesite offers privacy, natural beauty, and resort-style amenities. Road frontage on Watauga Falls Drive and Heidi Hill Lane. Multiple building sites are possible.

As you enter the community, you'll be welcomed by stunning stonework, beautifully landscaped common areas, and breathtaking waterfalls that create a peaceful mountain retreat unlike any other. Throughout Watauga Falls, you'll find thoughtfully designed water features, impressive landscaping, and a setting that showcases the beauty of East Tennessee.

One of the property's most desirable features is the **private covered boat slip**, providing convenient access to spectacular Watauga Lake for boating, fishing, kayaking, and endless days on the water.

Whether you're planning your dream home, a vacation retreat, or a weekend escape, this wooded lot offers the perfect setting to enjoy mountain living with modern conveniences. If you've been searching for a community that combines privacy, natural beauty, exceptional amenities, and lake access, Watauga Falls is a place you'll be proud to call home. HOA covers landscaping in common areas, as well as road maintance, including snow removal. Info taken from tax records and 3rd parties. Buyer to verify all info.

Come experience the waterfalls, the lake, and the lifestyle that make Watauga Falls one of the area's hidden gems.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Residential • RV/Boat Storage • Sloped • State Road • Water View • Wooded

OTHER

Additional Road Frontage • At Road Water • Building Restrictions • Cable Available • Covenant • Electricity Available • Fiber Available • Public Water • Site Built Permitted • Water Available

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SCAN TO VIEW ONLINE
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