20,21,22 Lake Mist Trail, Butler, TN 37640

$225,000 · MLS #9999523 · www.brphomes.com/mls/9999523



4.83
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.83
Association Fee Frequency: Annually
HOA Fee: $1,800

City Taxes: $0
County Taxes: $1,317.71
Elementary School: Johnson
Middle School: Johnson Co
High School: Johnson Co

Description

Lot 20,21, 22 -4.83 acres! Imagine building your dream home on this fantastic acreage, almost within walking distance to beautiful Watauga Lake. This 4.83-acre lot in the Summerfield subdivision of Butler, Tennessee, offers privacy, natural

surroundings, and stunning views. Perfect for those seeking a peaceful retreat or a full-time residence, this property combines the serenity of mountain living with easy access to recreational opportunities like boating and fishing. Enjoy the tranquility of the countryside while being close to scenic beauty. This property is an ideal blend of space and location, suitable for both weekend retreats and permanent living. *Information deemed reliable but not guaranteed. Buyer/Buyer's agent to verify all information* LOT 20 21 22 INCLUDED
The perfect place to build your dream home on this beautiful 4.83-acre lot in the Summerfield 2 subdivision. Located in the peaceful countryside of Butler, Tennessee, this property offers nature, natural surroundings, and plenty of space for your future home. Enjoy the tranquility and peaceful mountain living while still being a short drive from the recreational opportunities of Watauga Lake, known for its boating, fishing, kayaking, canoeing, and scenic beauty. Whether you're looking for a weekend retreat or a full-time residence, this property offers the ideal blend of space and location. Summerfield at Watauga Lake - Community Amenities • Gated community • Private access to Watauga Lake • Private marina • Covered boat slips (available to owners) • Community boat launch/private boat ramp • Beach Club access • Boat storage facilities • Pickleball courts • Volleyball courts • Sports fields/multi-use recreation fields • Fitness center • Winery and tasting room (Villa Nove Vineyards) • The Mercantile (community store and gathering space) • Community pavilion • Community park • Picnic area • Community fire pit • Mountain and lake views • Underground utilities • Paved roads • Surrounded by the Cherokee National Forest • Access to nearby hiking, biking, and UTV trails • Short-term rentals permitted (subject to HOA guidelines) • No required time frame to build *Information deemed reliable but not guaranteed. Buyer/Buyer's agent to verify all information*
Latitude/Longitude 36.316011°/-81.942168°
Please follow directions
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• Community boat launch/private boat ramp
• Beach Club access
• Boat storage facilities
• Pickleball courts
• Volleyball courts
• Sports fields/multi-use recreation fields
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• Winery and tasting room (Villa Nove Vineyards)
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Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Gravel • Lake Access • Level • Lot/Tract • Mountain(s) View • Pasture View • Paved • Residential • Rolling Slope • Sloped • Vineyard View • Will Divide

OTHER

Above Average Condition • Aerial • Building Restrictions • Deed Restrictions • Electricity Available • Septic Tank Sewer • Site Built Permitted • Soil Test • Well Water

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999523