

Lot 35 Harbor View Road, Butler, TN 37640

\$219,000 · MLS #9999873 · www.brphomes.com/mls/9999873



1.1
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 1.1

Association Fee Frequency: Annually

HOA Fee: \$300

City Taxes: \$0

County Taxes: \$479.02

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Rare opportunity in The Harbour on Watauga Lake! Homesite 35 offers 1.10 acres with approximately 91' of paved road frontage, views of Watauga Lake and Cherokee National Forest, and a beautiful mix of level and gently rolling terrain. City water, electricity, underground utilities and SkyBest fiber-optic internet are available.

Ownership includes Watauga Lake privileges and use of the community boat ramp, dock, swim dock and parking, all with an annual POA fee of \$300. The common area is also a favorite gathering spot for viewing Fourth of July fireworks over

the

lake.

A subdivision soil evaluation is on file. Architectural review and deed restrictions apply. Watauga Lake Mercantile and Villa Nove Farm & Vineyard are just over a mile away.

The adjoining residence at 329 Harbor View Rd (MLS# 9999903) is offered separately, creating the opportunity to purchase the home and neighboring homesite together or independently. A 2018 Ranger Tri-toon fishing boat is also available separately.

Features & Amenities

EXTERIOR

Lake Access • Level • Lot/Tract • Mountain(s) View • Paved • Public Maintained Road • Residential • Resort/Vacation • Rolling Slope • State Road • Unimproved • Water View • Wooded

OTHER

Aerial • At Road Water • Cable Available • Deed Restrictions • Electricity Available • Fiber Available • Public Water • Site Built Permitted • Soil Test • Underground Utilities • Utility Easement • Water Available

Listing courtesy of Landmark Mountain Real Estate



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999873