

0 Roan Creek Road, Butler, TN 37640

\$295,000 · MLS #10000709 · 3 bed / 1 bath · www.brphomes.com/mls/10000709



3
BEDS

1
BATHS

1,352
SQ FT

1953
YEAR BUILT

5.95
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1953

Lot Acreage: 5.95

Above Grade Sq Ft: 1,352

Lot Dimensions: 5.954 acres

City Taxes: \$0

County Taxes: \$1,437

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Roan Creek

Middle School: Johnson Co

High School: Johnson Co

Description

Here is a property you can make your own, overlooking Watauga Lake. No builder-grade flip here; these are grandma's houses, ready for you to make them pretty again. This 5.9-acre offering is sold entirely as-is and includes 4.157 acres of lake and wetlands, plus two residences, a general store, and outbuildings. The general store is currently in disrepair -- do not enter. Main house: 1,352 sq ft, 3 bed/1 bath, multiple flex rooms, built 1953. Second home, "The Old Butler cottage": approx. 3 bed/1 bath, needs total renovation -- ready to be reimagined. According to family history, the store and house once stood by Roan Creek and the old railroad tracks, until Watauga Lake's creation forced their move in 1948 -- the store cut into four sections, the house rebuilt. The store operated until around 1990. Live in the main house while renovating the cottage, with rental income potential. Best lake views are from the right-hand porch but you have the lake lot just across

the road. All information provided, including but not limited to square footage, room count, acreage, lot boundaries, and property history, is approximate and deemed reliable but not guaranteed. Buyer and buyer's agent are responsible for independently verifying all information prior to closing. Property is sold strictly as-is, with no representations or warranties made by seller or listing agent as to condition.

Features & Amenities

INTERIOR

Central Air • Central Heating • Drywall Walls • Heat Pump • One-Level • Paneling Walls • Wood Walls

EXTERIOR

Carport • Cleared Lot • Creek/Stream View • Guest House • Historic • Metal Roof • Mountain(s) View • Porch • Ranch • Rolling Slope Lot • Second Residence • Traditional • Water View • Wood Siding Exterior

OTHER

Average Condition • Fixer Condition • Well Water

Listing courtesy of eXp Realty, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10000709