

2899 Lakeview Drive, Butler, TN 37640

\$675,000 · MLS #10001616 · 3 bed / 3 bath · www.brphomes.com/mls/10001616



TVR MLS

3
BEDS

3
BATHS

2,855
SQ FT

2004
YEAR BUILT

2
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2004

Lot Acreage: 2

Above Grade Sq Ft: 2,855

Lot Dimensions: see acres

City Taxes: \$0

County Taxes: \$2,074.09

Basement Sq Ft: 0

Garage Sq Ft: 448

Garage Spaces: 1

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Stunning chalet-style mountain home with breathtaking Watauga Lake & long-range mountain views in Butler, Tennessee -- just 0.3 miles to the private Lakeview Marina! This move-in ready, fully furnished 3 bedroom, 3 bathroom retreat on approximately 2.0 private wooded acres delivers luxury mountain living, exceptional investment potential, & one-of-a-kind Appalachian character in Northeast Tennessee's most sought-after lake region.

The showstopping great room features a soaring gable window wall framing panoramic mountain & lake views, vaulted

tongue-and-groove pine ceiling, warm wood accents, & cozy gas log fireplace. Slider doors open to an expansive deck -- perfect for entertaining, morning coffee, or sunset views. Enjoy ever-changing four-season vistas: brilliant fall foliage, snow-dusted winter ridgelines, lush spring greens, & golden summer sunsets mirrored on the lake.

A dramatic spiral wood staircase leads to a spacious loft with vaulted pine ceiling & triangular picture windows -- ideal as a home office, art studio, reading nook, or additional sleeping space. The kitchen features Corian solid-surface countertops & flows seamlessly into a charming dining area with built-in window seat.

The main-level primary suite is a true owner's retreat with lake & mountain views, generous walk-in closet, & en-suite bathroom with walk-in shower. A second main-level bedroom, additional full bathroom, large walk-in pantry, & dedicated laundry room complete the main floor -- offering true main-level living for guests, aging-in-place buyers, or anyone wanting one-level convenience.

The lower level is a major bonus -- a complete private area featuring the third bedroom, full bathroom, & substantial additional living space ideal as a family room, media room, home gym, or guest quarters. This separate layout is perfect for multi-generational living, long-term guests, in-law suite, teen suite, or short-term rental income. Plus access to the attached garage & a bonus unconditioned storage, workshop, or hobby room.

Easy access: drive around to the back & walk in on the main level with minimal steps. Quality construction features Pella windows throughout & a BRAND NEW ROOF installed in 2024.

Sold fully furnished -- a true turnkey, move-in ready opportunity as a full-time residence, weekend mountain getaway, vacation home, or short-term rental investment property. Also conveying: washer/dryer, garage refrigerator, upright freezer, & hard-lined connection for the deck grill. The crown jewel: a 26kW Generac whole-home standby generator with automatic transfer switch for complete peace of mind.

Note: Property consists of approximately 2.0 acres with the home. Sellers will provide a new survey at closing.

Prime Watauga Lake location with unbeatable water access! Just 0.3 miles to the private Lakeview Marina & approximately 4 miles to the Sink Valley public boat ramp -- launch your boat, kayak, or paddleboard in minutes. Watauga Lake offers crystal-clear waters, 105+ miles of protected TVA shoreline, & world-class boating, fishing, paddleboarding, kayaking, & swimming. Downtown Mountain City ~25 minutes. Elizabethton ~30 minutes. Boone, NC ~1 hour (dining, shopping, Appalachian State University). Nearby: Appalachian Trail, Cherokee National Forest, Roan Mountain State Park (~40 min), Beech & Sugar Mountain ski resorts (~1 hour), & the world-famous Virginia Creeper Trail in Damascus, VA (~1 hour). Within 60-75 min: Johnson City, Tri-Cities Regional Airport, Bristol Motor Speedway, & Johnson City Medical Center. Asheville & Knoxville ~2 hours.

Four-season mountain lake living at its finest. A rare opportunity -- schedule your private showing today! Buyer & Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Carpet Flooring • Ceiling Fan(s) • Central Air • Cooktop • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Log Fireplace • Generator • Great Room Fireplace • Hardwood Flooring • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Laundry • Loft • Luxury Vinyl Flooring • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Recreation Room • Refrigerator • Sliding Doors • Smoke Detector(s) • Solid Surface Counters • Three Or More-Level • Tile Flooring • Walk-In Closet(s) • Washer • Washer Hookup

EXTERIOR

Asphalt Roof • Chalet • Composition Roof • Concrete Driveway • Covered Porch/Patio • Deck • Driveway • Front Porch • Gravel • HardiPlank Type Exterior • Mountain(s) View • Mountainous Lot • Rear Porch • Shingle Roof • Slab Foundation • Sloped Lot • Steep Slope Lot • Water View • Wooded Lot

OTHER

Above Average Condition • Electricity Connected • Fiber Connected • Propane • Public Water • Rec Right of Way Easements •
Septic Tank Sewer • Water Connected

Listing courtesy of Fathom Realty



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