2899 Lakeview Drive, Butler, TN 37640

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



3	3	2,855	2004	2
BEDS	BATHS	SQ FT	YEAR BUILT	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, 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 suite 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 new roof installed in 2024.

Sold furnished with some seller exclusions -- 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 & hard-lined connection for a 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. There is an easement down near the road for drive access to the neighbors.

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), & 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

SCAN TO VIEW ONLINE
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