

# 401 Chestnut Lot 54 Circle, Butler, TN 37640

\$39,900 · MLS #9977191 · [brphomes.com/mls/9977191](https://brphomes.com/mls/9977191)



**1.76**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 1.76

**Association Fee Frequency:** Annually

**HOA Fee:** \$600

**City Taxes:** \$0

**County Taxes:** \$148.79

**Elementary School:** Little Milligan

**Middle School:** Little Milligan

**High School:** Cloudland

## Description

HERE'S YOUR OPPORTUNITY TO OWN YOUR PRIVATE GET-AWAY OR BUILD YOUR DREAM HOME! BUILD WHEN YOU WANT - NO TIMELINE ON BUILDING. Beautiful, 1.76-acre wooded lot that has a peaceful setting with the ideal building site nestled in Heartwood Development, a 330-acre gated mountain community in Upper East Tennessee. This smaller lot is centrally located in the subdivision just a short walk from the Common Area and Trout Ponds. The prepared house site is easily accessible from Chestnut Circle with southeast exposure. This parcel is ideal for that cozy mountain retreat or rental cabin. The Well fee is paid, and electricity is available. Local amenities include electric front gate for security, 18' gravel roads-maintained year around by the HOA, several stocked common area ponds, and Common Area Shelter with bath accommodations. HOA Annual dues. Vacant track \$600 and with home \$800. Great location within 30 minutes to Boone, NC with Ski Resorts, Bristol

Motor Speedway, Appalachian Trail, Watauga Lake which abundance of activities with boating, fishing, water skiing and jet skiing.

## Features & Amenities

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### EXTERIOR

Gravel • Lot/Tract • Private Road • Residential • Resort/Vacation • Rolling Slope • Wooded

### OTHER

Above Average Condition • Aerial • Building Restrictions • Deed Restrictions • Electricity Available • Shared Well Water • Soil Test • Survey

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Listing courtesy of Highland Ridge Properties LLC



SCAN TO VIEW ONLINE  
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