

121 Pointe Drive, Piney Flats, TN 37686

\$185,000 · MLS #9984068 · brphomes.com/mls/9984068



1.35
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 1.35

City Taxes: \$0

County Taxes: \$200

Elementary School: Mary Hughes

Middle School: Sullivan East

High School: Sullivan East

Description

LAKE FRONT! This exceptional 1.45-acre lakefront property on Boone Lake offers a rare opportunity to build on a site with over 150 feet of lake frontage. The location is highly prized for its breathtaking views, semi-private ambiance, large trees, and convenient proximity to local stores, shopping, schools, and amenities. This is a rare opportunity to build the

lake house of your dreams with beautiful Boone Lake views toward the sunset in the main channel and exclusive community boat ramp access. Nestled in a peaceful cul-de-sac surrounded by wildlife (lots of deer) in an upscale neighborhood. This flat 0.59-acre lot has completed perc testing for a 3-bedroom home plus office space, survey completed and electric and water available nearby, offering a strong head start toward build-ready status. Enjoy a desirable location in Sullivan County, outside city limits, with no HOA. Conveniently located 10 minutes to Tri-Cities Airport (TRI), 15 minutes to Bristol Motor Speedway, with schools nearby, and a short drive to Johnson City, Kingsport, and Bristol. This is a rare opportunity to build the lake house of your dreams on this 0.59-acre parcel with beautiful Boone Lake views toward the sunset in the main channel and exclusive community boat ramp access. Nestled in a peaceful cul-de-sac surrounded by wildlife (lots of deer) has completed perc testing for a 3-bedroom home plus office space, survey completed and electric and water available nearby, offering a strong head start toward build-ready status. Enjoy a desirable location. Conveniently located 10 minutes to Tri-Cities Airport (TRI), 15 minutes to Bristol Motor Speedway, with schools nearby, and a short drive to Johnson City, Kingsport, and Bristol. This unique combination of water views, lake access, privacy, and flexibility is increasingly hard to find. This unique combination of water views, lake access, privacy, and flexibility is increasingly hard to find. Come make offer and build your Dream Home! Soil test has been done, electric and water at the road. Perks for a 3 bedroom. Survey has been done.

Features & Amenities

EXTERIOR

2 Lane Road • Level • Lot/Tract • Mountain(s) View • Paved • Residential • Rolling Slope • Sloped • Steep Slope • Water View • Wooded

OTHER

Aerial • At Road Water • Average Condition • Building Restrictions • Deed Restrictions • Electricity Available • Feasibility Study • Perc Test • Septic Tank Sewer • Site Built Permitted • Soil Engineering Report • Soil Test • Survey • Topo Map

Listing courtesy of Lake Homes Realty Smithville



SCAN TO VIEW ONLINE
brphomes.com/mls/9984068