

Lot 11 Walnut Bend Drive, Whitesburg, TN 37891

\$259,900 · MLS #9990023 · brphomes.com/mls/9990023



0.95
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 0.95

Association Fee Frequency: Annually

HOA Fee: \$550

City Taxes: \$0

County Taxes: \$590.75

Elementary School: St Clair

Middle School: Bulls Gap

High School: Cherokee

Description

Lot 11 Walnut Bend Drive delivers the kind of Cherokee Lake frontage that's getting harder to find—nearly an acre in a gated community with 171 ft of shoreline for year round lake access, space, privacy, and year-round mountain views. The

lot is partially cleared and already has a driveway bed cut in, helping simplify your build plans from the start. The standout feature is the private dock already in place: a 24x32 dock with a 10x28 slip, aluminum frame and roof, a 100' aluminum walkway, and IPE decking (Brazilian walnut) with a full IPE wraparound. A FloatAir boat lift rated for 6,000 lbs is included, and the TVA permit includes electricity, setting you up for easy weekends and low-maintenance lake days.

A 1,600 sq ft minimum build requirement (per current restrictions) offers flexibility for a second home, retirement place, or full-time lake living. High-speed internet is available in the neighborhood, Just 55 minutes to Kingsport approximately 20 minutes to historic Rogersville for dining, boutique shopping, and Walmart.

The Subdivision of Walnut Bend backs up to 1,100 acres of Sequoia Council and state land.

If you've been waiting for a lakefront lot with the major investments already handled, schedule a showing and see how this one lays out in person.

Restrictions can be downloaded at WalnutBendTN.com

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Lake Front • Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Water View

OTHER

Above Average Condition • Aerial • Cable Available • Electricity Available • Fiber Available • Plat • Site Built Permitted • Survey • Topo Map • Underground Utilities • Utility Easement

Listing courtesy of REMAX Real Estate Ten of Morristown



SCAN TO VIEW ONLINE
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