FOUND ON BRPHOMES.COM

136 Farmhouse Village Trail, Butler, TN 37640

$795,000 · MLS #9992472 · 3 bed / 3.5 bath · brphomes.com/mls/9992472



3	3.5	2,365	2025	0.69
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2025
Lot Acreage: 0.69
Fireplaces: 1
Above Grade Sq Ft: 2,090
Association Fee Frequency: Annually
HOA Fee: $1,800

Lot Dimensions: 186x209x173x235
City Taxes: $0
County Taxes: $2,000
Basement Sq Ft: 275
Garage Sq Ft: 0
Elementary School: Johnson
Middle School: Johnson Co
High School: Johnson Co

Listing courtesy of Lake Homes Realty Smithville · MLS #9992472 · Generated November 20, 2026
Information deemed reliable but not guaranteed.

Description

Nestled within the picturesque Vineyard Farms community near Watauga Lake, this newly constructed residence presents an epitome of refined living amidst serene surroundings. The floor plan boasts 2 Bedroom suites on the main floor and an additional bedroom suite on the upper floor, each offering breathtaking vistas of the vineyards and mountains. Crafted by Weaver Homes, this approximately 2300 sq. ft. abode seamlessly blends comfort and luxury, featuring a galvanized grey lap exterior, smart siding, and a 30-year composition roof complemented by a black metal roof. The interior showcases premium finishes, including quartz countertops and meticulous tile work, creating a spa-like ambiance. With spacious bedrooms on the main floor and optional flex space, this home caters to both relaxation and productivity. Strategically located near Watauga Lake in Butler, Tennessee, it offers proximity to skiing, kayaking, and canoeing. This retreat includes a landscaping package, indoor and outdoor lighting package, and premium features such as a dual fuel range, gas top, culture stone, 2 x 6 exterior walls, spray foam insulation, and encapsulation with a dehumidifier, dual fuel heat pumps, tankless water heater, real hardwood oak tile in all wet areas, high-end cabinet package, under cabinet lighting, gas fireplace, custom light fixtures, asphalt driveway and walkway with Flagstone accents, tongue and groove trim, craftsman trim, solid white oak stairs with lighting, smart switches, and high-end finishes throughout. Boat slips/ Docks are available only minutes away. A short golf cart ride leads to a picturesque vineyard, where family can relish wine and dinner. With serene sunrises and sunsets visible from the front porch and back dec, this setting is perfect for unwinding and spending quality tie with those who matter the most. Perfect place to see the mountains, visit the lake or just stay home and make family memories! Boat slips/docks are available at an additional cost. Watauga Lake is only a golf cart away. Whether you're looking for a weekend retreat or a full-time residence, this property offers the ideal blend of space and location. Summerfield at Watauga Lake - Community Amenities • Gated community • Private access to Watauga Lake • Private marina • Covered boat slips (available to owners) • Community boat launch/private boat ramp • Beach Club access • Boat storage facilities • Pickleball courts • Volleyball courts • Sports fields/multi-use recreation fields • Fitness center • Winery and tasting room (Villa Nove Vineyards) • The Mercantile (community store and gathering space) • Community pavilion • Community park • Picnic area • Community fire pit • Mountain and lake views • Underground utilities • Paved roads • Surrounded by the Cherokee National Forest • Access to nearby hiking, biking, and UTV trails • Short-term rentals permitted (subject to HOA guidelines) • *Information deemed reliable but not guaranteed. Buyer/Buyer's agent to verify all

Features & Amenities

INTERIOR

Bonus Room • Central Air • Central Heating • Dehumidifier • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • ENERGY STAR Qualified Doors • Finished Basement • Fireplace Heating • Gas Log Fireplace • Gas Range • Gated Community • Hardwood Flooring • Heat Pump • Living Room Fireplace • Microwave • Mud Room • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Range • Refrigerator • Security Lights • Smoke Detector(s) • Tile Flooring • Two-Level • Unfinished Basement • Washer • Washer Hookup • Wired for Data • Wired for Sec Sys • Workshop • Workshop Basement

EXTERIOR

Asphalt • Back Porch/Patio • Circular Driveway • Composition Roof • Covered Porch/Patio • Craftsman • Farm House • Front Porch • Gated • Lake Privileges • Level Lot • Metal Roof • Mountain(s) View • Parking Pad • Rear Porch • Rolling Slope Lot • Sloped Lot • Stone Exterior • Storage • Wood Siding Exterior

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Fiber Available • Fiber Connected • Natural Gas Connected • New Construction Condition • Propane • Public Water • Septic Tank Sewer • Underground Utilities • Water Connected

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
brphomes.com/mls/9992472