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614 Tulip Poplar Trail, Butler, TN 37640

$45,000 · MLS #9993245 · brphomes.com/mls/9993245



5.29
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 5.29
Association Fee Frequency: Annually
HOA Fee: $650
City Taxes: $0
County Taxes: $319.37
Elementary School: Hampton
Middle School: Hampton
High School: Cloudland

Description

Spectacular 5.29-acre mountain retreat in exclusive gated Heartwood community offering breathtaking panoramic mountain views from multiple elevations. This premium lot features a cleared house site with dramatic rolling topography showcasing the natural beauty of East Tennessee's high country at over 3,100 feet elevation. The property boasts an impressive elevation range of 320 feet, creating diverse building opportunities & stunning vistas throughout the wooded landscape.

Heartwood's luxury gated community provides maintained private gravel roads, exclusive access, & upscale mountain living surrounded by pristine wilderness. The cleared building site offers immediate development potential while mature hardwoods provide privacy & natural beauty. Rolling slopes & varied terrain create exceptional opportunities for a custom mountain estate taking full advantage of the commanding views across the Appalachian Mountains.

The views are dominated by the Blue Ridge / Roan Highlands to the south and southeast, with major peaks like Grassy Ridge Bald (6,165 ft) and Calloway Peak being prominent. The most distant visible summits are Calloway Peak and Raven Rocks at 16 miles away. Grassy Ridge Bald (12 miles, 6,165 ft) is the highest visible peak -- part of the famous Roan Mountain massif on the TN/NC border.

Modern conveniences include electricity available at the lot & high-speed fiber internet capability, ensuring connectivity while maintaining the secluded mountain experience. The private maintained road system provides year-round access to your mountain sanctuary. Short-term rentals are permitted, making this an excellent investment opportunity for luxury vacation rental income.

Located within an hour of the legendary Appalachian Trail for world-class hiking, Beech Mountain skiing for winter recreation, & multiple Watauga Lake boat ramps for easy water access. Within 90 minutes reach Sugar Mountain skiing, Bristol Motor Speedway for NASCAR excitement, & the famous Virginia Creeper Trail. A great location for those who want both privacy and quick access to some of the area's best outdoor recreation.

The gated community setting ensures privacy & exclusivity while the HOA maintains roads & common areas. Property offers endless possibilities for your dream mountain home, luxury cabin retreat, or investment property. The combination of cleared building areas, spectacular views, mature forest, & premium location creates a rare opportunity in this prestigious mountain community.

Annual county taxes only $319. HOA dues $650 annually. Buyer/Buyers Agent to verify all information.

Features & Amenities

EXTERIOR

Cleared Lot • Gravel • Lot/Tract • Mountain(s) View • Mountainous • Private Maintained Road • Private Road • Residential • Resort/Vacation • Rolling Slope • Sloped • Subdevelopment • Wooded

OTHER

Above Average Condition • Building Restrictions • Deed Restrictions • Electricity Available • Fiber Available • Site Built Permitted • Survey

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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