

237 Candlewood Lane, Butler, TN 37640

\$799,000 · MLS #9994984 · 2 bed / 2 bath · brphomes.com/mls/9994984



TVR MLS

2

BEDS

2

BATHS

1,290

SQ FT

2003

YEAR BUILT

0.61

ACRES

Property Facts

Property Type: Residential**Sub Type:** Single Family Residence**Status:** Active**Year Built:** 2003**Lot Acreage:** 0.61**Above Grade Sq Ft:** 855**Lot Dimensions:** see acreage**City Taxes:** \$0**County Taxes:** \$944.22**Basement Sq Ft:** 435**Garage Sq Ft:** 0**Elementary School:** Roan Creek**Middle School:** Johnson Co**High School:** Johnson Co

Description

Watauga Lakefront cabin with a private dock, deep-water access, approximately 90' of lake frontage, mountain views and NO HOA. Tucked into a quiet cove overlooking Cherokee National Forest and the surrounding mountains, this furnished lake retreat offers an opportunity to enjoy it now while also envisioning more for the future.

Need more interior space? The existing outdoor living areas provide exciting potential for expansion. With approximately 550sf of upper decking and 480sf of covered lower decking, buyers may wish to explore incorporating portions of these generous deck areas into additional living space. The cabin was intentionally positioned lower on the bank for easier access to the dock and lake, making the waterfront setting the star of the property.

Enjoy calm cove frontage, a private dock, lakeside firepit and year-round deep-water access. Lake and mountain views may also be opened further through selective tree trimming. Sellers own the trees within the property boundaries and also own the adjoining property and are willing to discuss additional selective trimming there if a buyer desires a broader view.

Inside, the home offers easy main-level living plus a finished walk-out lower level with flexible den, game and additional sleeping space. Set up to sleep six and offered furnished with exclusions, it has operated as a successful vacation rental with more than 140 Airbnb bookings and an impressive 4.98 guest rating. Continue the short-term rental use or keep it entirely for yourself.

Parking for at least four vehicles is available between the upper parking pad and concrete driveway. Recent improvements include a metal roof in 2018, HVAC and hot water heater in 2021, washer and dryer in 2025, concrete driveway, dock and firepit. Public water and fiber internet add convenience for full-time living, weekend stays or rental guests.

A special opportunity to own Watauga Lake frontage with a private dock, deep water, NO HOA, proven rental history and meaningful potential to create additional living space as your needs grow. Broker owned. Airbnb calendar currently blocked while offered for sale: airbnb.com/h/loontunes

Features & Amenities

INTERIOR

Closed Circuit Camera(s) • Crawl Opening Attic • Crawl Space Foundation • Dishwasher • Disposal • Double Pane Windows • Dryer • Drywall Walls • Electric Range • Entrance Foyer • Finished Basement • Heat Pump • Kitchen/Dining Combo • Laminate Counters • Laundry • Luxury Vinyl Flooring • Microwave • One-Level • Open Floorplan • Pantry • Refrigerator • Security Lights • Sliding Doors • Smoke Detector(s) • Vinyl Flooring • Walk-Out Access Basement • Washer • Whirlpool • Window Treatments

EXTERIOR

Block Foundation • Cabin • Concrete Driveway • Covered Porch/Patio • Deck • Dock • Driveway • Fishing • Gravel • Lake • Lake Front • Metal Roof • Mountain(s) View • Mountainous Lot • Parking Pad • Part Wooded Lot • Vinyl Siding Exterior • Water View

OTHER

Average Condition • Electricity Connected • Fiber Connected • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Landmark Mountain Real Estate



SCAN TO VIEW ONLINE
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