289 Myrtle Drive, Butler, TN 37640

$400,000 · MLS #9993639 · 2 bed / 2 bath · brphomes.com/mls/9993639



2	2	1,230	2019	3.09
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2019
Lot Acreage: 3.09
Fireplaces: 1
Above Grade Sq Ft: 1,230
Association Fee Frequency: Annually
HOA Fee: $425

Lot Dimensions: 3.09 acres
City Taxes: $0
County Taxes: $986.21
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Searching for a private home near Watauga Lake? Tucked away on 3.09 scenic acres in the Laurel Mountain Estates community, this thoughtfully designed 2-bedroom, 2-bath home offers modern finishes, peaceful mountain surroundings, and an exceptional location just 3 minutes--approximately 1.3 miles--from Lakeview Marina.

The property includes a 1.53-acre homesite and an additional 1.56-acre wooded parcel, providing privacy, natural beauty,

and potential space for future expansion. A gently winding gravel driveway leads through mature trees to a quiet East Tennessee retreat surrounded by nature.

The exterior combines stone and siding for timeless curb appeal, while the spacious covered front porch offers the perfect place to relax and enjoy the tranquil setting. Inside, the open-concept floor plan features vaulted ceilings, luxury vinyl plank flooring, and a beautiful stone gas fireplace that creates a warm and inviting focal point in the main living area.

The kitchen is both stylish and functional, featuring custom full-height cabinetry, granite countertops, stainless steel appliances, and generous workspace. A wood accent wall adds character to the dining area, where a concealed door opens to an impressive walk-in butler's pantry with abundant shelving and storage.

The primary suite offers comfort and convenience with a spacious walk-in closet that connects directly to the laundry room. The laundry room is equipped with cabinetry, a utility sink, and a tankless water heater. The en-suite bathroom includes dual vanities with marble countertops and updated fixtures. A secondary bedroom and full guest bathroom are positioned on the opposite side of the home for added privacy.

Outdoor living is equally inviting, with a screened-in porch and rear deck overlooking the level, wooded backyard. Whether relaxing after a day on Watauga Lake, entertaining guests, or enjoying the peaceful natural surroundings, this property offers an ideal setting. Two detached storage sheds provide additional space for lake equipment, outdoor gear, hobbies, tools, or recreational storage.

With city water, fiber internet, acreage, and potential for short-term rental use, this home presents an excellent opportunity as a primary residence, Watauga Lake vacation home, second home, or East Tennessee investment property.

Enjoy privacy and modern comfort while remaining only minutes from boating, fishing, kayaking, and recreation at beautiful Watauga Lake and Lakeview Marina.

Lot lines depicted in listing photos are approximate and for illustrative purposes only. Short-term rental use is subject to applicable community restrictions, zoning requirements, and governmental regulations. All information herein is deemed reliable but is subject to buyer and buyer's agent verification.

Features & Amenities

INTERIOR

Central Air • Central Heating • Crawl Space Foundation • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Range • Gas Log Fireplace • Granite Counters • Heat Pump • Kitchen Island • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Marble Counters • One-Level • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Smoke Detector(s) • Utility Sink • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Back Porch/Patio • Cottage • Craftsman • Deck • Driveway • Front Porch • Gravel • Landscaping • Level Lot • Mountain(s) View • Outbuilding • Patio • Porch • Ranch • RV Parking • Screened • Shed(s) • Shingle Roof • Stone Exterior • Storage • Vinyl Siding Exterior • Wooded Lot • Workshop

OTHER

Above Average Condition • Electricity Connected • Fiber Connected • Propane • Public Water • Septic Tank Sewer • Underground Utilities • Water Connected

Listing courtesy of Foundation Realty Group

SCAN TO VIEW ONLINE
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