

# 115 Lonesome Pine Trail, Butler, TN 37640

\$414,000 · MLS #9995110 · 1 bed / 1.5 bath · [brphomes.com/mls/9995110](https://brphomes.com/mls/9995110)



1

BEDS

1.5

BATHS

890

SQ FT

2003

YEAR BUILT

1.16

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 2003

**Lot Acreage:** 1.16

**Fireplaces:** 1

**Above Grade Sq Ft:** 890

**Association Fee Frequency:** Annually

**HOA Fee:** \$300

**Lot Dimensions:** See Acres

**City Taxes:** \$0

**County Taxes:** \$806.06

**Basement Sq Ft:** 0

**Garage Sq Ft:** 0

**Elementary School:** Little Milligan

**Middle School:** Cloudland

**High School:** Cloudland

## Description

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Escape to your own slice of mountain serenity in the heart of Northeast Tennessee! This charming 1 bedroom, 1.5 bath cottage with versatile loft space sits on 1.16 private acres with stunning Watauga Lake views -- offering the perfect blend of peaceful retreat and outdoor adventure. Tucked into a beautifully wooded setting in the desirable Elk River Estates community, this storybook home greets you with timeless cottage charm. A welcoming wraparound covered and screened porch invites you to slow down, sip your morning coffee, and soak in the breathtaking views of Watauga Lake glistening through the trees. Step inside to discover a bright, open-concept living space anchored by soaring cathedral ceilings, dramatic arched windows that flood the home with natural light, and a cozy wood-burning stove perfect for crisp mountain evenings. The vaulted great room flows seamlessly into the kitchen, creating an inviting space for entertaining or quiet relaxation. Skylights throughout the home enhance the airy, light-filled atmosphere. The well-appointed kitchen features ample cabinetry, generous counter space, and large windows framing serene wooded views -- making meal prep a pleasure. A spacious main-level bedroom with full bath provides comfortable accommodations.

Upstairs, the spacious open loft offers incredible versatility -- use it as a second sleeping area, home office, art studio, reading nook, or guest retreat. A convenient half bath in the loft adds extra functionality, while skylights and an arched window create a magical, treehouse-like ambiance. Step outside to enjoy your private backyard fire pit area, perfect for cool evenings under the stars, plus a handy outbuilding for storage, hobbies, or a future workshop. EXCLUSIVE COMMUNITY PERK: Property owners enjoy access to a private community boat ramp on Watauga Lake -- making it effortless to launch your boat, kayak, or paddleboard whenever the mood strikes. Watauga Lake is renowned for crystal-clear waters, fantastic fishing, boating, swimming, and stunning mountain scenery. Surrounded by the Cherokee National Forest, the area offers endless hiking, biking, and exploring opportunities just minutes from your door. UNBEATABLE LOCATION: Enjoy the best of mountain living with everything within easy reach -- Elizabethton, TN is just 25 minutes away (~17 miles) for shopping, dining, and historic charm; Bristol, TN/VA is approximately 45 minutes (~33 miles); Boone, NC is about 47 minutes (~33 miles); world-class skiing at Beech Mountain Resort and Sugar Mountain is roughly 1 hour away; and the famous Virginia Creeper Trail in Damascus, VA -- one of the nation's top-rated rail-trails for biking and hiking -- is approximately 50 minutes away. Whether you're seeking a full-time mountain residence, weekend retreat, or quiet escape from the everyday hustle, this cottage delivers the lake life lifestyle without the lakefront price tag. Properties with private community lake access in this picturesque setting are increasingly rare -- don't miss your chance to own your piece of Tennessee paradise! Buyer/Buyers agent to verify all information.

## Features & Amenities

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### INTERIOR

Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Crawl Opening Attic • Crawl Space Foundation • Dehumidifier • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Fireplace Heating • Floored Attic • French Doors • Gas Log Fireplace • Laminate Counters • Living Room Fireplace • Loft • One and One Half-Level • Open Floorplan • Primary Bathroom • Primary Bedroom • Primary Downstairs • Propane Heating • Refrigerator • Washer • Washer Hookup • Whirlpool

### EXTERIOR

Asphalt Roof • Block Foundation • Cabin • Deck • Gravel • Lake • Lake Privileges • Level Lot • Mountain(s) View • Screened • Shared Driveway • Shed(s) • Shingle Roof • Sloped Lot • Traditional • Water View • Wood Siding Exterior • Wrap Around

### OTHER

Above Average Condition • Electricity Connected • Fiber Available • Propane • Septic Tank Sewer • Shared Well Water • Water Connected

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Listing courtesy of Fathom Realty



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