

1226 Doe Creek Road, Butler, TN 37640

\$214,900 · MLS #9994706 · brphomes.com/mls/9994706



0.12
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 0.12

City Taxes: \$0

County Taxes: \$244.21

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Welcome to a rare turnkey vacation or investment opportunity in the heart of East Tennessee's booming Watauga Lake market on Doe Creek. This stunning Stone Canyon Homes Caney Creek model tiny house on wheels sits just 3 minutes from Watauga Lake and the Sink Mountain public boat ramp. It is fully furnished, and ready to start generating income the day you close or be your vacation getaway. The tiny home conveys with a bill of sale and title at closing. All furnishings stay with the property. From the queen sleeper sectional and full-size storage bed to the high-top dining table, outdoor Adirondack chairs, and stackable washer and dryer, this home is move-in and rental-ready. Just bring your toothbrush, list it on Airbnb or VRBO, and start booking guests.

The interior delivers the modern, photogenic aesthetic today's vacation renters search for. Soaring vaulted shiplap ceilings, luxury vinyl plank flooring, and an dual efficient mini-split HVAC systems create an inviting open-concept space. The kitchen features shaker-style cabinetry with soft-close drawers, a stainless farmhouse apron sink, stainless appliances, and a built-in coffee bar. The home is plumbed for a gas stove and currently outfitted with an electric range, giving future owners flexibility. A glass-enclosed shower bath, dedicated laundry nook, and additional bedroom exterior door onto a 2nd porch that could be screened in as well round out the thoughtful, guest-friendly layout. Outside, the property continues to shine. Two spacious covered porches dramatically expand the usable living space, with the backyard overlooking the rushing creek. A creekside stone fire pit with Adirondack seating creates the kind of Instagram-worthy moment guests book for. The sound of flowing water, the crackle of an evening fire, and the green canopy overhead are exactly what travelers pay premium nightly rates to experience. Location is this property's secret weapon. Watauga Lake is just 3 miles away via the brand-new Sink Mountain Boat Ramp, featuring a paved double-lane ramp, courtesy dock, boat trailer parking, and modern restrooms -- perfect for boating, fishing, kayaking, and swimming. Within roughly 30 minutes, guests can be in Elizabethton or Johnson City for dining, breweries, and shopping. Mountain City and the Appalachian Trail are also within easy reach for hiking enthusiasts. Ski lovers will appreciate that Beech Mountain and Sugar Mountain ski resorts in North Carolina are just over an hour away, making this a four-season rental that books steadily through winter as well as summer. NASCAR fans can reach Bristol Motor Speedway in about an hour, and the famous Virginia Creeper Trail in Damascus is roughly 90 minutes away. The Tri-Cities Regional Airport is approximately an hour out, giving fly-in guests easy access. Boone, NC and the Blue Ridge Parkway are also within day-trip distance, opening the door to a wide guest demographic from across the Southeast.

For investors, the numbers make sense. Low-maintenance construction, durable finishes designed for guest turnover, included furnishings that eliminate startup costs, and a location near so many of the region's biggest draws position this home for strong occupancy and minimal vacancy. The faux stone skirting, metal roofing, and quality interior materials mean fewer maintenance headaches and more time collecting income. Whether you're an experienced STR investor expanding your portfolio, a first-time host looking for a proven, plug-and-play opportunity, or a buyer who wants a personal getaway that pays for itself when you're not there, this property checks every box. Buyer/buyer agent to verify all information.

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Creek/Stream View • Flood Zone • Level • Lot/Tract • Paved • Public Maintained Road • Residential • River Front • Water View

OTHER

At Road Water • Cable Connected • Electricity Connected • Manufactured Home Permitted • Modular Permitted • New Construction Condition • Phone Available • Septic Tank Sewer • Site Built Permitted • Water Connected

Listing courtesy of Fathom Realty



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