# Lot 84 Harbor View Road, Butler, TN 37640

**$199,000** · MLS #9995317 · brphomes.com/mls/9995317




**0.93**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 0.93
**Association Fee Frequency:** Annually
**HOA Fee:** $300

**City Taxes:** $0
**County Taxes:** $728.20
**Elementary School:** Roan Creek
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Discover the opportunity to build your dream mountain retreat in The Harbour at Watauga Lake, one of the region's most beautiful and desirable lakefront communities. Nestled near the eastern end of Watauga Lake and surrounded by the breathtaking Appalachian Mountains and Cherokee National Forest, this fantastic buildable lot offers an extraordinary combination of mountain serenity, natural beauty, and easy access to the lake.

Watauga Lake is widely regarded as one of the cleanest and most scenic lakes in America, with more than 100 miles of

shoreline, crystal-clear water, and stunning panoramic mountain views in every direction. Unlike many heavily developed lake destinations, Watauga Lake remains remarkably peaceful and unspoiled thanks to the surrounding protected lands and limited commercial development. The result is a rare setting where nature takes center stage and life moves at a slower pace.

The Cherokee National Forest surrounds much of the lake and provides a spectacular backdrop of protected wilderness filled with hiking trails, waterfalls, trout streams, wildlife, and endless opportunities for outdoor recreation. The mountain views from The Harbour are especially remarkable, with protected national forest rising directly from the water's edge, ensuring the scenery will remain preserved for generations to come.

Originally developed across a picturesque 160-acre former farm, The Harbour is known for its spacious homesites, paved roads, beautiful surroundings, and peaceful atmosphere. Residents enjoy lake access with a paved boat ramp, dock, and parking area, making it easy to spend your summers boating, fishing, kayaking, paddleboarding, or simply enjoying a sunset over the water.

This lot offers paved access all the way to the property and is ready for your future mountain lake home, with public water, fiber internet, and underground utilities available. Conveniently located between Boone, NC, Mountain City, TN, and Johnson City, TN, you can enjoy the privacy and tranquility of mountain lake living while still being within easy reach of shopping, dining, skiing, wineries, golf, and all the amenities of the NC High Country and surrounding Tennessee mountain towns including Bristol, Abingdon, and Damascus.

The Harbour is a community of single-family residences and does not allow short-term or vacation rentals, helping preserve the quiet character and long-term integrity of the neighborhood.

Come experience the beauty of Watauga Lake and begin planning the mountain home you've always imagined.

## Features & Amenities

**EXTERIOR**

Lake Access • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Subdevelopment • Unimproved • Water View

**OTHER**

At Road Water • Building Restrictions • Deed Restrictions • Electricity Available • Fiber Available • Plat • Public Water • Site Built Permitted • Survey • Underground Utilities

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
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