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207 Main Street, Butler, TN 37640

$299,900 · MLS #9995752 · 2 bed / 1 bath · brphomes.com/mls/9995752



2	1	858	1935	0.5
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1935
Lot Acreage: 0.5
Fireplaces: 0
Above Grade Sq Ft: 858
Lot Dimensions: 75x310

City Taxes: $0
County Taxes: $291.17
Basement Sq Ft: 752
Garage Sq Ft: 0
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Listing courtesy of Boone Real Estate · MLS #9995752 · Generated October 30, 2026
Information deemed reliable but not guaranteed.

Description

Watauga Lake Getaway with Three Finished Spaces! Looking for a Watauga Lake getaway with room for family, friends, hobbies and outdoor living? This one-of-a-kind property offers three separate finished spaces on approximately half an acre directly across from beautiful Watauga Lake, with a public boat launch just across the street and two marinas within approximately 1.5 miles. At the heart of the property is a charming restored 1935 farmhouse originally located in Old Butler and moved to its present location when the Tennessee Valley Authority created Watauga Lake. The main cottage features two bedrooms, one spacious bath with laundry, original heart pine floors, an updated kitchen and bath, restored original details, newer heat pump, updated insulation, and a new roof and sheathing. But what makes this property truly special is everything beyond the main cottage. A separate finished party barn provides additional flexible space with a living area, kitchen, bedroom, full bath and garage-style door that opens to the outdoor entertaining area. A detached finished tiny house provides additional guest, studio or sleeping space. The fully fenced yard offers plenty of room for pets, gardening and gatherings, while the upper portion of the property provides elevated views of Watauga Lake. Enjoy mornings on the porch, evenings overlooking the water, and boating, fishing, kayaking and swimming just steps from home. Offered furnished with limited exclusions and no HOA, this distinctive property is ideal for buyers looking for a lake getaway, full-time residence, multi-space retreat or property with flexible guest and recreational areas. This is not simply a small cottage. It is an opportunity to enjoy the Watauga Lake lifestyle with multiple finished spaces and lake access right outside your door. Take time to watch the video and explore the virtual tour and schedule your visit today!

Features & Amenities

INTERIOR

Block Basement • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Entrance Foyer • Hardwood Flooring • Heat Pump • Laminate Counters • Laminate Flooring • Mud Room • One-Level • Paneling Walls • Primary Downstairs • Refrigerator • Restored • Unfinished Basement • Washer • Washer Hookup • Wood Walls

EXTERIOR

Asphalt Roof • Back Yard Fencing • Block Foundation • Bungalow • Cleared Lot • Cottage • Covered Porch/Patio • Deck • Farm House • Full Fencing • Garden • Gravel • Lake Privileges • Landscaping • Mountain(s) View • Outbuilding • Pasture • Privacy Fencing • Rear Patio • Shed(s) • Shingle Roof • Sloped Lot • Spa/Hot Tub • Storage • Water View • Wood Siding Exterior

OTHER

Above Average Condition • Cable Available • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

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SCAN TO VIEW ONLINE
brphomes.com/mls/9995752