

175 Lakeside Drive, Butler, TN 37640

\$1,550,000 · MLS #9996849 · 3 bed / 3.5 bath · brphomes.com/mls/9996849



TVR MLS

3

BEDS

3.5

BATHS

2,576

SQ FT

2024

YEAR BUILT

1.79

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2024

Lot Acreage: 1.79

Fireplaces: 1

Above Grade Sq Ft: 2,176

Lot Dimensions: 315X255 IRR

City Taxes: \$0

County Taxes: \$3,946.89

Basement Sq Ft: 900

Garage Sq Ft: 750

Garage Spaces: 2

Elementary School: Little Milligan

Middle School: Little Milligan

High School: Hampton

Description

Experience lakefront living at its finest in this almost-new custom home overlooking the pristine waters of Watauga Lake. Offering breathtaking panoramic lake and mountain views, this meticulously maintained property combines luxury,

comfort, and exceptional craftsmanship throughout. The thoughtfully designed floor plan features a desirable main-level primary suite and 3.5 baths, providing both convenience and privacy. Expansive windows capture the stunning scenery from nearly every room, while the wraparound porch creates the perfect setting for relaxing, entertaining, and enjoying the incredible views. The gently sloping lawn leads directly to your private floating dock complete with a boat lift, making lake access effortless. Additional highlights include a drive-under garage with space for three vehicles, a dedicated workshop, and a top-of-the-line mechanical room featuring an efficient dual-fuel heating system. The home is served by local water and is equipped with a whole-house generator for added peace of mind. Outside, you'll find beautifully maintained grounds and a convenient storage shed for all your lake and lawn equipment. From the immaculate condition to the exceptional waterfront setting, this property offers a rare opportunity to own a turnkey lakefront retreat on one of East Tennessee's most sought-after lakes. Buyer/Buyers agent to verify all MLS info.

Features & Amenities

INTERIOR

Block Basement • Ceramic Tile Flooring • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Garage Door Basement • Gas Range • Generator • Hardwood Flooring • Heat Pump • Insulated Windows • Microwave • Natural Gas Heating • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Refrigerator • Smoke Detector(s) • Two-Level • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Asphalt Roof • Block Foundation • Concrete Driveway • Cottage • Covered Porch/Patio • Craftsman • Driveway • Garage Door Opener • HardiPlank Type Exterior • Lake Front • Lake Privileges • Outbuilding • Parking Pad • Rolling Slope Lot • Shingle Roof • Wrap Around

OTHER

Above Average Condition • Electricity Connected • New Construction Condition • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate



SCAN TO VIEW ONLINE
brphomes.com/mls/9996849