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Lot 19 Forest Pointe Road, Butler, TN 37640

$199,000 · MLS #9999479 · brphomes.com/mls/9999479



1.94
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.94
Association Fee Frequency: Annually
HOA Fee: $300
City Taxes: $569
County Taxes: $0
Elementary School: Roan Creek
Middle School: Johnson Co
High School: Johnson Co

Description

A rare oversized homesite in The Harbour, one of Watauga Lake's most established lake communities - with a sweeping, long-range Appalachian mountain view from the lot's open front yard. At just under two acres, Lot

19 is nearly 50% larger than the neighborhood average - room to build, room to breathe, and privacy from the road, with mature hardwoods along the rear of the property. Public water and a fire hydrant are already on site, and underground utilities and paved road frontage on the Forest Pointe cul-de-sac run to the property line.

The Harbour gives owners shared access to a community boat launch ramp, day dock, and swim area on Watauga Lake - regularly ranked among the cleanest lakes in the country, ringed by the protected Cherokee National Forest with over 100 miles of shoreline that will never be overdeveloped. HOA dues run about $300/year.

Covenants protect your investment: single-family homes only, no short-term rentals, ARC-reviewed architectural standards, and a 1,500 sq ft minimum - this is a community of full-time residents and long-term second-home owners, not a rental strip.

A 2023 boundary survey is in hand and available on request. Conveniently located between Boone, NC, Mountain City, TN, and Johnson City, TN - an easy drive to shopping, dining, wineries, and the Tri-Cities airport, while still feeling a world away.

Features & Amenities

EXTERIOR

Residential

OTHER

Cable Available • Electricity Available • Public Sewer • Public Water

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SCAN TO VIEW ONLINE
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