

329 Harbor View Road, Butler, TN 37640

\$1,025,000 · MLS #9999903 · 3 bed / 3.5 bath · brphomes.com/mls/9999903



TVR MLS

3

BEDS

3.5

BATHS

3,656

SQ FT

2002

YEAR BUILT

0.97

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2002

Lot Acreage: 0.97

Fireplaces: 3

Above Grade Sq Ft: 2,762

Association Fee Frequency: Annually

HOA Fee: \$300

Lot Dimensions: see acreage

City Taxes: \$0

County Taxes: \$2,901.73

Basement Sq Ft: 1,262

Garage Sq Ft: 563

Garage Spaces: 2

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Move-in ready mountain-lake living in The Harbour, with views of Watauga Lake and Cherokee National Forest and over 3,600 square feet across three levels. Updated appliances and finishes complement warm mountain character throughout.

The open main level features vaulted tongue-and-groove ceilings with exposed timber beams, a dramatic floor-to-ceiling stone woodburning fireplace, custom wood blinds, spacious kitchen and dining areas, a primary suite with vaulted ceiling and woodburning fireplace, two additional bedrooms, full guest bath and laundry. Upstairs offers a full bath plus three flexible finished spaces ideal for guests, office, exercise room or hobbies.

The walk-out lower level is made for entertaining with a large recreation room, wet bar, wood stove, half bath, workshop/storage space and attached two-car garage. Outside, gather around the firepit beneath twinkle lights, enjoy the oversized concrete driveway and take advantage of a large shed for gardening tools, lake gear and outdoor equipment.

The Harbour offers Watauga Lake privileges with community boat ramp, boat dock, swim dock, parking and basketball area for just \$300 annually. Enjoy a walkable neighborhood, Fourth of July fireworks over the lake, and nearby Watauga Lake Mercantile and Villa Nove Farm & Vineyard.

For buyers seeking additional lakefront access, Seller also owns a 25% interest in a separate lakefront lot with dock and boat lift, available separately. Transfer is subject to approval by the other members.

A new roof, fresh exterior staining and stairs from the lower patio are scheduled for mid-September. Adjoining 1.10-acre Homesite 35 (MLS# 9999873) and a 2018 Ranger Tri-toon fishing boat are each available separately.

Features & Amenities

INTERIOR

Bonus Room • Built-in Features • Carbon Monoxide Detector(s) • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Cooktop • Dishwasher • Double Pane Windows • Down Draft • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Exterior Entry Basement • Fireplace Heating • Flue Fireplace • Full Basement • Garage Door Basement • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Heated Basement • Interior Entry Basement • Kitchen Island • Laundry • Living Room Fireplace • Loft • Log Walls • Microwave • Open Floorplan • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Radon Mitigation System • Recreation Room • Recreation Room Fireplace • Refrigerator • Skylight(s) • Smoke Detector(s) • Stone Fireplace • Two-Level • Utility Room • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wet Bar • Window Treatments • Wood Burning Stove Fireplace • Wood Heating • Wood Stove Heating • Workshop Basement

EXTERIOR

Asphalt Roof • Cabin • Concrete Driveway • Covered Porch/Patio • Driveway • Fishing • Front Porch • Garage Door Opener • Garage(s) • Lake • Lake Privileges • Landscaping • Log Exterior • Mountain(s) View • Part Wooded Lot • Rear Patio • Rolling Slope Lot • RV Parking • Shed(s) • Side Porch • Sloped Lot • Stone Veneer Exterior • Storage • Stucco Exterior • Water View • Workshop

OTHER

Above Average Condition • Electricity Connected • Fiber Connected • Propane • Public Water • Septic Tank Sewer • Underground Utilities • Water Connected

Listing courtesy of Landmark Mountain Real Estate



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