Lot 13 Black Bear Drive, Butler, TN 37640

$49,000 · MLS #10000455 · brphomes.com/mls/10000455



1.01
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.01
Association Fee Frequency: Annually
HOA Fee: $725
City Taxes: $0
County Taxes: $241.44
Elementary School: Hampton
Middle School: Hampton
High School: Unaka

Description

Escape to the mountains with this beautiful 1.01-acre wooded homesite in the gated Bear Ridge Estates, offering privacy, mountain views, and easy access to Watauga Lake Cove Ridge Marina, just 3 minutes away. Rolling, sloped terrain sits at approximately 2,310 ft elevation and is covered in mature hardwoods, providing a private, natural setting for a future mountain retreat. This established gated community features paved, privately maintained roads winding through the neighborhood, with a stately entrance sign and manicured landscaping welcoming residents and guests.

Lot 13 offers the perfect balance of seclusion and convenience, located in a vacation or short-term rental friendly community, making it an excellent opportunity for a personal getaway or an income-producing investment. Electricity, cable and fiber internet are available, and the lot is served by a shared well, and a 3-bedroom septic system permittable. Permitted for a minimum of 1500 sqft site-built homes only, this parcel is ideal for buyers seeking to build a quality

mountain home in an established, well-maintained community.

Enjoy the best of East Tennessee lake living with Cove Ridge Marina just 0.2 miles from the community gate, and Watauga Lake and the Butler Boat Ramp minutes away, along with quick access to the Appalachian Trail, Mountain City, and Elizabethton. Within an hour, reach Boone NC, Johnson City, Bristol Motor Speedway, Beech Mountain Skiing, and the Virginia Creeper Trail. Tri-Cities Airport and Sugar Mountain Skiing are within an hour and a half, making this an ideal basecamp for year-round mountain recreation.

The HOA maintains the roads and the manicured community entrance -- the perfect blend of privacy, natural beauty, and convenience to area lakes, trails, and towns. Whether you're looking to build a full-time residence or a weekend escape near Watauga Lake, this Bear Ridge Estates lot delivers privacy, natural beauty, and long-term potential.

Can be combined with adjoining Lot 16 Forest Drive -- both lots may be purchased together for $90,000. Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Rolling Slope • Sloped • Subdevelopment • Wooded

OTHER

Above Average Condition • Building Restrictions • Cable Available • Electricity Available • Fiber Available • Septic Tank Sewer • Shared Well Water • Site Built Permitted • Water Available

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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