Lot 16 Forest Drive, Butler, TN 37640

$49,000 · MLS #10000456 · brphomes.com/mls/10000456



1.11
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.11
Association Fee Frequency: Annually
HOA Fee: $725
City Taxes: $0
County Taxes: $239.80
Elementary School: Hampton
Middle School: Hampton
High School: Unaka

Description

Tucked into the gated Bear Ridge Estates, this wooded 1.11-acre homesite offers mountain views and a peaceful, private setting at 2,351 ft elevation. Rolling, sloped terrain is covered in mature hardwoods, providing excellent privacy and a beautiful natural backdrop for a future home. Paved, privately maintained roads wind through the community, and electricity, cable, fiber, and underground utilities are available at the road for convenient, build-ready access. This lot can also be combined with the adjoining Lot 13 on Black Bear Drive for a total of 2.12 acres -- both lots together for $90,000.

Bear Ridge Estates is a gated development with a shared well, and this lot is TDEC approved for a 3-bedroom septic system -- offering both seclusion and structure. Short-term and vacation rentals are welcome, making this an excellent opportunity for investment or a personal mountain getaway. Cove Ridge Marina is just .2 miles from the gate, and the neighborhood maintains a quiet, wooded atmosphere ideal for those seeking a retreat from city life while remaining close

to modern conveniences.

Location is unbeatable for outdoor enthusiasts and commuters alike: the Butler Boat Ramp is within minutes, and it's under 30 minutes to Elizabethton, the Appalachian Trail, and Mountain City. Within an hour, enjoy Watauga Lake, Boone NC, Johnson City, Johnson City Medical Center, Beech Mountain Skiing, Bristol Motor Speedway, and the Virginia Creeper Trail. Tri-Cities Airport and Sugar Mountain Skiing are within an hour and a half, making weekend getaways or air travel simple.

Zoned residential and permitted for site-built homes only, with a 1,500 sq. ft. minimum, this lot is ready for your custom mountain retreat design. The dense tree canopy and rolling terrain give way to distant, layered mountain views, with glimpses of Watauga Lake from elevated points nearby -- a rare combination of privacy, natural beauty, and accessibility in one of the region's most sought-after gated communities.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • 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 • Underground Utilities • Water Available

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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