

Lot 81 Summerfield Drive, Butler, TN 37640

\$135,000 · MLS #10000561 · brphomes.com/mls/10000561



2.05
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 2.05

Association Fee Frequency: Annually

HOA Fee: \$1,800

City Taxes: \$0

County Taxes: \$659.13

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

Not all lots in Summerfield are created equal. **Lot 81 offers 2.05 acres in the sought-after Summerfield community at Watauga Lake, combining an end-of-street setting, beautiful mountain views, favorable building terrain, and convenient access to the community's lake and recreational amenities.**

Carefully selected by the current owners for its location and layout, this south-facing lot offers excellent potential for a walkout-basement home, with a broad, relatively level entrance spanning much of the road frontage and ample space for a driveway and front yard. The south-facing orientation provides abundant natural-light potential, quicker snow melt during the winter months, and an opportunity to explore solar options.

The rear of the property opens toward beautiful mountain views overlooking National Forest land, creating a scenic

backdrop without future homes filling the mountain view. The adjoining property to the left is outside the subdivision and has already been developed at a lower elevation, adding to the sense of privacy. A community walking/hiking trail passes along the right edge of the property rather than through the primary backyard area.

Some clearing has been completed to open the mountain views, while the property otherwise remains ready for a buyer to create a homesite tailored to their plans. **Mountain Electric power is available at the street; private well and septic will need to be installed.**

Summerfield offers much more than a beautiful place to build. Enjoy access to Watauga Lake and community amenities including a **private Beach Club, boat dock and ramp, boat storage, pickleball and basketball courts**, with the Beach Club and lake amenities approximately 5-8 minutes from the property and pickleball courts approximately 2 minutes away. The vineyard is approximately 10 minutes away.

Conveniently located approximately 25-30 minutes from Elizabethton and Roan Mountain and 35-40 minutes from Johnson City and Boone, Lot 81 offers the peaceful feel of a secluded mountain community while keeping shopping, dining, recreation, and some of the region's most popular destinations within reach.

Whether you're planning a full-time mountain home, weekend retreat, or vacation property, **Lot 81 offers a combination of usable terrain, privacy, protected mountain scenery, lake access, and community amenities that sets it apart from many of the available homesites in Summerfield.** All information is deemed reliable but not guaranteed and should be verified by buyer/buyer's agent. Buyer/buyer's agent to verify all information, including acreage, restrictions, HOA fees, utilities, school zones, and suitability for buyer's intended use.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Level • Lot/Tract • Mountain(s) View • Rolling Slope • Wooded

OTHER

Deed Restrictions • Plat • Septic Tank Sewer • Site Built Permitted • Well Water

Listing courtesy of NextHome Magnolia Realty



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