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116 Forest Drive, Butler, TN 37640

$629,000 · MLS #10002809 · 3 bed / 2.5 bath · brphomes.com/mls/10002809



3	2.5	2,175	2020	1.2
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2020
Lot Acreage: 1.2
Fireplaces: 1
Above Grade Sq Ft: 2,175
Association Fee Frequency: Annually
HOA Fee: $725

Lot Dimensions: 1.2 acres
City Taxes: $0
County Taxes: $2,050
Basement Sq Ft: 0
Garage Sq Ft: 700
Garage Spaces: 2
Elementary School: Little Milligan
Middle School: Little Milligan
High School: Unaka

Listing courtesy of The Property Experts JC · MLS #10002809 · Generated November 1, 2026
Information deemed reliable but not guaranteed.

Description

Tucked among the trees on 1.2 acres in Butler, Tennessee, this home sits within the gated Bear Ridge Estates community.
Custom-built in 2020, it has a wood and stone exterior and wood trim, beams, and wood ceilings inside. High ceilings and tall doors and doorways add to the open, spacious feel.
The open kitchen and living area overlook the beautiful wooded surroundings, with large windows that let in plenty of natural light. The kitchen features quartz countertops, stainless-steel appliances, a farmhouse sink, a tile backsplash, and a large island with seating. The adjoining dining area has a wood ceiling and outdoor views.
All three bedrooms are on the main level in a split-bedroom layout, with the primary suite on one side of the house and two additional bedrooms and a full bath on the other. The primary suite opens directly to the covered rear porch and includes a double vanity, a large tiled walk-in shower, and a walk-in closet with built-in shelving and drawers.
Upstairs, a spacious second living area features a vaulted ceiling with wood accents, an office nook, and space for exercise equipment or hobbies. The main-level laundry room includes a folding counter, shelving, and an outside entrance near the garage. The home also has a tankless water heater for on-demand hot water.
The covered rear porch offers plenty of room for outdoor dining and seating, with an open deck overlooking the wooded backyard. A walkway leads to a separate gathering deck with a fire pit, a great spot for a cool evening. A covered front porch and a detached two-car garage with room for storage or a workbench complete the property.
The home is just minutes from Cove Ridge Marina, making it easy to enjoy boating, fishing, and relaxing on Watauga Lake. Call today to schedule a showing!

Features & Amenities

INTERIOR

Built-In Electric Oven • Central Air • Central Heating • Crawl Space Foundation • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Heating • Electric Range • French Doors • Gated Community • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Living Room Fireplace • Luxury Vinyl Flooring • One and One Half-Level • Open Floorplan • Pantry • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Security Lights • Soaking Tub • Solid Surface Counters • Stone Counters • Walk-In Closet(s) • Wall Unit(s) • Washer

EXTERIOR

Block Foundation • Cabin • Covered Porch/Patio • Detached • Garage(s) • Gated • Gravel • Landscaping • Log Exterior • Mountain(s) View • Porch • Rear Porch • Shingle Roof • Sloped Lot • Storage

OTHER

Above Average Condition • Cable Available • Electricity Connected • Propane • Septic Tank Sewer • Shared Well Water • Underground Utilities • Water Connected • Well Water

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SCAN TO VIEW ONLINE
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