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# Lot #1 Gordon Ridge Road, Butler, TN 37640

**$161,000** · MLS #10003045 · brphomes.com/mls/10003045




**1.4**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.4
**Association Fee Frequency:** Annually
**HOA Fee:** $1,338
**City Taxes:** $0
**County Taxes:** $573.50
**Elementary School:** Johnson
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

YOUR LAKE HOUSE DREAMS START HERE -- 1.4 ACRES WITH A COVERED BOAT SLIP ON WATAUGA LAKE!

Looking for your own little piece of Watauga Lake without the waterfront price tag? Well, here's an opportunity you don't want to miss!

Located in the gated Nautica Cove community, this beautiful 1.4-acre wooded lot offers rolling, buildable terrain and comes with a coveted COVERED BOAT SLIP! That's right -- your boat already has a place at the lake, and all that's missing is the home you've been dreaming about!

Picture spending your mornings cruising the clear waters of Watauga Lake, afternoons fishing or swimming, and evenings relaxing at your own mountain getaway. With access to the private community dock by walking path or golf cart, enjoying the lake can be as easy as heading down to your boat.

And here's another bonus -- the water tap fee has already been paid! Water is available for connection from the road, saving you one expense when you're ready to build. Nautica Cove also offers gated access, paved roads, underground utilities, and wooded surroundings.

The rolling terrain provides opportunities to plan a home that fits your lifestyle, whether that's a cozy weekend cabin, a full-time mountain residence, or a vacation retreat. With 1.4 acres, you've got room to create something special.

Conveniently located off Highway 321, you'll enjoy access to Boone, North Carolina, the Tri-Cities of Tennessee, hiking trails, skiing, wineries, and all the outdoor adventures that make this corner of East Tennessee so special.

You don't have to own the shoreline to enjoy the lake life! With a covered boat slip included, a buildable 1.4-acre lot, and the water tap fee already taken care of, you've got a great head start on making those lake house dreams a reality.

Bring your boat, bring your house plans, and come see this one for yourself. Your next chapter at Watauga Lake is waiting!

## Features & Amenities

**EXTERIOR**

2 Lane Road • Lake Access • Mountain(s) View • Paved • Private Road • Public Maintained Road • Residential • Resort/Vacation • Sloped • Unimproved • Wooded

**OTHER**

Above Average Condition • Deed Restrictions • Electricity Available • Septic Tank Sewer • Shared Well Water • Site Built Permitted • Survey

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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