



## 7 Cub Dr, Butler, TN, 37640

Offered at \$60,000

Gated Community- Serene, Private, backs up to National Cherokee forest, views, Multiple level building sites, Wooded acre, the perfect place to build your dream home, half-mile from the Lake and Marina. Views, private setting, country setting with streams close. Walking trails, An abundance of wildlife. Can Airbnb. Beautiful lot with views! Quiet gated community. Charming area, close to the lake. Walking distances, with little streams, zig-zagging in the neighborhood. Quaint neighborhood with wildlife. Minuets from Watauga Lake and seasonal views of the lake, just minutes to Watauga Lake one of the cleanest lakes in the United States, downtown Butler, and Cove Ridge Marina are just down the road. Bear Ridge Estate backs up to the Cherokee National Forest on Iron Mountain. Where at the top you will find the Appalachian Trail & Cherokee National Forest. Utilities are at the road and all utilities throughout Bear Ridge Estates are underground. Electricity, Spectrum cable, and well water are already in place on the lot. Cell service available. 20 minutes to Elizabethton, 17 minuets to Mountain City. Larger shopping area about 40 min to Johnson City. Not to far from Snow Skiing to Boone. Perfect place to build and call home! Beautifully laying property in this gated community, minutes from Watauga Lake. Paved roads, community water system, beautiful views. Great location in N.E. Tennessee, central to activities, boating, fishing, nature trails, skiing on the N.C. slopes, Bristol and Nascar racing, all with in an hour's drive. Great for seasonal or full time living. Private Remarks: Beautifully laying property in this gated community, minutes from Watauga Lake. Paved roads, community water system, beautiful views. Great location in N.E. Tennessee, central to activities, boating, fishing, nature trails, skiing on the N.C. slopes, Bristol and Nascar racing, all with in an hour's drive. Great for seasonal or full time living. Information Herein Deemed

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.49 acre (lot size)

Built: Unknown year



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