

# 1 Acre Building Lot in Cherokee Lake Subdivision



**1.08 Acres**

**\$32,000**

**Hawkins County, Tennessee**

landresellers.com/properties/108ad10b5f9



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Tennessee

**County:** Hawkins County

**City:** Whitesburg

**Zip:** 37891

**Price:** \$32,000

**Total Acreage:** 1.08

**Property ID:** 612193

**Property Address:** Lot 37 Five Oaks Circle,  
Whitesburg, TN, 37891

**Dimensions:** IRR

**GPS:** 36.35595, -83.16367

**Subdivision:** Walnut Bend

**Lot:** 37

**Association Fees:** 550/year

**Roads:** Private paved

**Water:** Well Needed

**Sewer:** Septic Needed

**Time Limit to Build:** 1 year from start of  
construction

**Taxes:** \$193

**RV Policies:** Not Allowed

Magnificent lot located in the highly sought-after Walnut Bend subdivision. This gated community rests on the banks of Cherokee Lake, offering breathtaking views of the surrounding mountains and the shimmering lake. You don't want to miss out on this rare opportunity to own a piece of this serene and tranquil environment. The subdivision has a minimum footprint of 1600 sq ft, which provides ample space to build your dream home. With a blank slate like this, the possibilities are endless. Imagine waking up every morning to the breathtaking view of the lake and mountains. The location provides the perfect balance of privacy and accessibility. The lot is situated in a gated community, which adds an extra layer of security and exclusivity. Access to the lot is available by appointment only, so be sure to call an agent to schedule a viewing.

Residents of this community have the added benefit of a private boat ramp and dock, which makes getting out onto the lake a breeze. Take your boat out for a relaxing day of fishing or soak up the sun while you float on the calm waters. You'll never run out of things to do when living in this picturesque community. High-speed internet is available at the road, ensuring that you stay connected with the rest of the world. Underground electric available; well and septic required.

## Seller Information



Amy Shrader, RE/MAX  
Real Estate Ten  
525 W Morris Blvd, Ste  
C Amy Shrader  
Morristown, TN 37813

423-581-8881  
amy@easttnlakelife.com

REALTOR® in the Lakeway Area specializing in Lake Properties and Land. I currently own the SRS (Seller Representative Specialist), RSPS (Resort & Second Property Specialist), and GRI (Graduate of the REALTOR Institute) designations and have a certification in RENE (Real Estate Negotiation Expert).