



1.81 Acres

\$50,000

Hawkins County, Tennessee

landresellers.com/properties/a529f4325e5



Property Details

Property Types: Land, Residential, Recreational

State: Tennessee

County: Hawkins County

City: Whitesburg

Zip: 37891

Price: \$50,000

Total Acreage: 1.81

Property ID: 702078

Property Address: Lot 30 Walnut Bend Dr,
Whitesburg, TN, 37891

Dimensions: 197 x 289

GPS: 36.35612, -83.16594

Subdivision: Walnut Bend

Lot: 30

Association Fees: 550/year

Roads: Private Paved

Water: Well Needed

Sewer: Septic Needed

Time Limit to Build: 1 year from start of
construction

Taxes: \$265

RV Policies: Not Allowed

Welcome to your future at Lot 30, Walnut Bend Drive, in the picturesque Whitesburg, TN. This 1.81-acre building lot, nestled in a prestigious gated community, offers more than just land; it's a gateway to your dream lifestyle.

Boasting a minimum build requirement of 1600 finished sq ft, this property is the perfect canvas for your custom-built home. Surrounded by lush woods and offering stunning mountain views, it provides a serene and private backdrop for your residence.

One of the most enticing features of this property is the designated boat slip in the subdivision dock, exclusively yours. This addition not only enhances your lifestyle but also adds significant value to your investment. Imagine having the freedom to explore Cherokee Lake anytime, a luxury that few can claim.

The lot is mostly level, making it an ideal site for construction and landscaping. High-speed internet availability ensures that you stay connected with the world, while relishing the tranquility of your private retreat.

With an annual HOA fee of just \$550, you'll enjoy the benefits of a well-maintained, exclusive community. Priced at \$50,000, this property is not just a piece of land but a ticket to a life filled with serene lake mornings, adventurous days on the water, and tranquil evenings under the stars.

Seller Information



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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).