



**0.54 Acres**

**\$199,900**

**Hawkins County, Tennessee**

[landresellers.com/properties/32a4adb7fd7](http://landresellers.com/properties/32a4adb7fd7)



## Property Details

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

**State:** Tennessee

**County:** Hawkins County

**City:** Mooresburg

**Zip:** 37811

**Price:** \$199,900

**Total Acreage:** 0.54

**Property ID:** 703442

**Property Address:** 1539 Catoosa Dr, Mooresburg, TN, 37811

**Dimensions:** 78.84 x 166 IRR

**GPS:** 36.32199, -83.18938

**Subdivision:** Chelaque Estates

**Lot:** 132

**Association Fees:** 650 per year

**Roads:** Private Paved

**Water:** Well Needed

**Sewer:** Septic Needed

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

**Taxes:** \$533

**RV Policies:** Not Allowed

Nestled on a scenic half-acre plus wooded lot, this exceptional property offers a tranquil escape with about 225 feet of pristine shoreline along Cherokee Lake's main channel. Imagine building your dream home here, where every day greets you with breathtaking views of the lake and surrounding mountains—a serene backdrop for a lifestyle steeped in beauty and calm. This lot, situated in the prestigious Chelaque community, emphasizes a commitment to quality with restrictions that include site-built homes only, ensuring a neighborhood that maintains its charm and value. Each home in this community must meet a minimum of 1400 finished square feet, crafting an enclave of substantial and aesthetically pleasing residences.

The potential for personalizing your lakeside retreat is boundless. Subject to TVA approval, you could install a private dock, creating a personal haven for boating, fishing, or simply enjoying the water at your leisure. Utility access won't be a concern as both electric and high-speed internet are readily available at the road, adding convenience to this picturesque setting. Chelaque not only offers natural beauty but also provides plentiful amenities. A modest annual HOA fee of \$650 grants access to a community dock and boat ramp—boat slips available for an additional fee—along with a clubhouse and a picnic pavilion perfect for social gatherings or serene afternoons enjoying the outdoors.

Priced at \$199,900, this lot represents a unique opportunity to own a piece of Cherokee Lake's sought-after shoreline. Whether you're envisioning a peaceful family home or a vacation getaway, 1539 Catoosa Drive offers the perfect canvas for your future dreams. Embrace the possibility of lakeside living in a community that supports your lifestyle aspirations.

## 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](mailto: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).