



0.54 Acres

\$199,900

Hawkins County, Tennessee

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



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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).