

# Stunning Cherokee Lakefront Lot



**0.43 Acres**

**\$199,900**

**Hawkins County, Tennessee**

landresellers.com/properties/56b45e7b85b



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Tennessee  
**County:** Hawkins County  
**City:** Mooresburg  
**Zip:** 37811  
**Price:** \$199,900  
**Total Acreage:** 0.43  
**Property ID:** 703431  
**Property Address:** 1535 Catoosa Dr, Mooresburg, TN, 37811  
**Dimensions:** 103.82 x 200 IRR

**GPS:** 36.3218, -83.189  
**Subdivision:** Chelaque Estates  
**Lot:** 133  
**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:** \$503  
**RV Policies:** Not Allowed

Discover the serene beauty of 1535 Catoosa Drive, a stunning .43-acre wooded lot nestled on the main channel of Cherokee Lake in Mooresburg, TN. Boasting nearly 200 feet of shoreline, this property offers breathtaking views of the lake and surrounding mountains, creating a perfect backdrop for your dream home.

Eligible for a dock with TVA approval, envision easy access to the water for boating, fishing, or simply enjoying the tranquil waters. The lot is located within Chelaque, a prestigious lakefront community dedicated to site-built homes with a minimum requirement of 1400 finished square feet, ensuring a neighborhood of quality and consistency.

Both electric and high-speed internet are readily available at the road; a well and septic are needed. With an annual HOA fee of \$650, residents enjoy exclusive amenities including a community dock and boat ramp (note: slips are available at an additional cost), a clubhouse, and a scenic picnic pavilion, perfect for social gatherings or a peaceful afternoon outdoors.

Priced at \$199,900, this lot represents an exceptional opportunity to build a custom home in an elite community known for its commitment to beauty and tranquility. Whether you're looking to invest in a permanent residence or a vacation home, 1535 Catoosa Drive offers a unique blend of natural beauty and modern conveniences. Make your lakeside living dream a reality in this splendid Cherokee Lake community.

## 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).