

FOR SALE

Spectacular 22 Waterfront Acres Near Downtown Knoxville

0 Topside Road, Knoxville, TN 37920



\$4,999,999

Spectacular Waterfront Living Awaits You!

■ Experience Waterfront Living

Spectacular waterfront living in Knoxville awaits you. Furrow-Strickland Real Estate Services is offering 22 acres on the Little River. This land – never before offered – is both private and convenient in one of East Tennessee’s most desired areas.

■ Your Waterfront Estate Awaits You

This property features 22 acres on a peninsula – which is unheard of in Knox County – as well as approximately 700 feet of water frontage on the Little River.



■ Prime Property

This is an ideal spot for a private, tranquil waterfront estate where privacy is at a premium. The property offers a host of building sites with beautiful views that offer a gradual grade into the water. The land is appropriately wooded but very easy to view due to hardly any undergrowth. The property is eligible to apply for a dock permit through TVA. This prime property is being offered to the public for the first time in nearly 100 years and offers an incomparable opportunity to build a dream, waterfront custom home.

■ Privacy With Convenience

Conveniently located just 15 minutes from Covenant and UT hospitals, the University of Tennessee, and downtown Knoxville, 15 minutes from downtown Maryville, 20 minutes to West Knoxville and McGhee Tyson Airport.





■ Utilities

Electricity: Knoxville Utilities Board

Gas: Knoxville Utilities Board

Water: Knox Chapman Utility District

Sewer: Septic Needed

■ Zoning

E: Estates Zone - This zone is for residential areas at very low population densities and other uses compatible with the residential environment. The minimum lot size for a home shall be 2 acres with a minimum of 200' at the front building line.

■ Dock

According to TVA, it is their preliminary determination that the property has the necessary land rights to support a request for some type of water-use facility.

Furrow • Strickland
REAL ESTATE SERVICES

Contact Wes Cate

865.310.3211 • wes@furrow.com