

1297254 Active New Listing Lots & Acreage

Provided as a courtesy of

Hilary Tyler

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Rivertrace Lane, Knoxville, TN 37920

Slyman Real Estate

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Knoxville, TN 37922
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\$589,900



Area:	Blount County - 28	Total Tax:	1,103.46	In Sub:	Yes
Acre Source:	Tax Records	City Taxes:	0	Subdivision:	Rivertrace
City/County:	County	County Taxes:	1,103.46	PUD Y/N:	No
PIN #:	003O A 018.00	Blk #:		Lot #:	19
				List Number:	1297254

Lot Dimensions:	130 X 408 IRR	HOA Freq:		SqFt - Min Ranch:	
Acres:	1.07	HOA Contact:		SqFt - Min Tri-Lvl:	
Restrictions:	Yes	Development Misc:		Property Status:	N/A
HOA Fee:		SqFt - Min 2 Story:			

Topography:	Cleared; Graded; Rolling	Utilities Available:	Cable TV; Electricity; Gas;	Community Amenities:	
Sale Options:	Fee Simple	Sewer;	Telephone; Water	Lot Description:	Current Dock Permit on File; Lake/Water
Improvements:	Boat Dock; Utilities on Site	Zoning:	Zoned Residential	Access;	River; Waterfront; Will Divide
Easements:	Typical Subdivision; Other	Present Structures:	Storage Building; Other	Property Sub-Type:	Lake Front; Waterfront Access
View:	Lake View; Lakefront	New Financing:	Cash; Conventional; VA Loan	Road Access:	Public Road; U.S. Highway
Documents on File:	Dock Permit; Perk	Possession:		Road Frontage:	Paved
Test; Restrictions:	Survey			Undeveloped:	
Developmnt Potential:	Single Family				

Directions: Alcoa Highway to Rivertrace Subdivision (left coming from Knoxville, on the right coming from Maryville). Follow Rivertrace Blvd and take a left. If using GPS enter 7530 Rivertrace or 3711 Rivertrace---lot is between those two homes. Gravel driveway.

Public Remarks: This rare waterfront 1 acre lot in the established and scenic Rivertrace community offers the perfect canvas to build your dream home. Set where the Little River meets Fort Loudoun Lake, the property features level ground ideal for construction and a gentle slope down to the shoreline—blending ease with beauty. Enjoy instant lake access thanks to your private dock, complete with a boathouse and a 7,000-lb lift—ready for boating, fishing, or peaceful sunset evenings. The composite dock is built for durability and low maintenance, while thoughtful updates like regrading and tree removal preserve both convenience and natural beauty. The lot includes a two-car garage with extra storage space, and utilities are already in place, including Alcoa water and electric, with connections ready at the road. PEX plumbing is pre-installed in the boathouse, with water run to both the dock and garage. Sewer is available at the subdivision entrance (AUB), and the property has prior septic approval for a three-bedroom home. Located just minutes from Downtown Knoxville, Maryville, and McGhee Tyson Airport—with the Great Smoky Mountains nearby—you'll also enjoy boating access to Neyland Stadium, Duncan Marina, and Louisville Landing in under 35 minutes. This neighborhood is well known for being the former residence of Pat Summitt! The transferrable TVA dock permit, mature trees, and high-end homes throughout the community further elevate this property's value and charm. Please note: Cameras on site—contact agent before visiting.

Status:	Active	Listing Price:	589,900
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