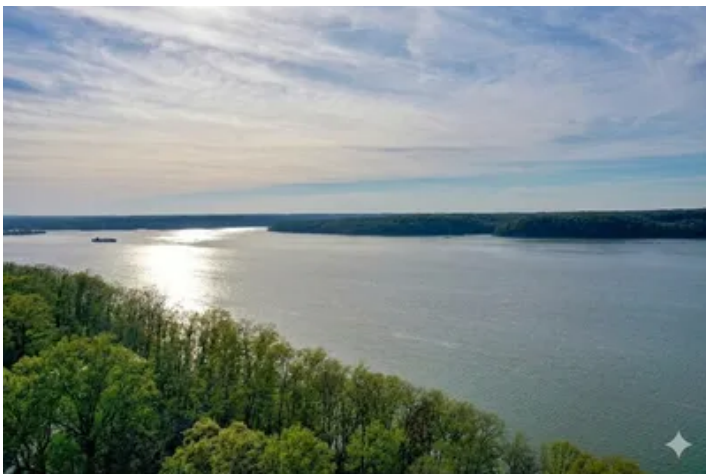


Beautiful 2.47 acre homesite overlooking beautiful
Kentucky Lake.
0 Sunset Ridge
Waverly, TN 37185

\$249,999
2.47± Acres
Humphreys County



**Beautiful 2.47 acre homesite overlooking beautiful Kentucky Lake.
Waverly, TN / Humphreys County**

SUMMARY

Address

0 Sunset Ridge

City, State Zip

Waverly, TN 37185

County

Humphreys County

Type

Lakefront, Lot, Riverfront

Latitude / Longitude

36.21137 / -87.928999

Taxes (Annually)

\$662

HOA (Annually)

\$350

Acreage

2.47

Price

\$249,999

Property Website

<https://www.mossoakproperties.com/property/beautiful-2-47-acre-homesite-overlooking-beautiful-kentucky-lake-/humphreys/tennessee/38872/>



Beautiful 2.47 acre homesite overlooking beautiful Kentucky Lake. Waverly, TN / Humphreys County

PROPERTY DESCRIPTION

Breathtaking Lakefront Oasis at 100 Sunset Ridge

Location: 100 Sunset Ridge, Waverly, TN 37185

County: Humphreys County

Parcel ID: 012J C 016.00

Lot Size: 2.47 Acres

Property Overview

Welcome to 100 Sunset Ridge, an exceptional 2.47-acre parcel nestled in the exclusive, gated Sunset Shores Development. This prime piece of real estate offers an unparalleled opportunity to build your dream lakefront retreat, featuring stunning, year-round elevated views of both **Kentucky Lake** and the beautiful **Tennessee River**.

With a level homesite location already identified, this lot provides the perfect canvas for a custom permanent sanctuary or a seasonal lake house.

Property Highlights & Utilities

- **Water Access & Recreation:** The property is approved for a TVA dock permit (the new owner will simply need to apply for the license in their name), giving you the potential for private water access. You are also just minutes away from Eagle Bay Marina for effortless boating and fishing.
- **Modern Utilities:** Underground power and high-speed fiber optic internet are already available at the property line, bringing modern convenience to a rustic setting. *(Note: The buyer will need to install a private well and septic system).*
- **Community:** Located within a secure, gated HOA with low annual dues of just \$350, ensuring well-maintained community standards and privacy.

Location & Lifestyle

Enjoy the ultimate tranquility of lakeside living without sacrificing your connection to city amenities:

- **Local Charm:** Located just a short, scenic drive from downtown **Waverly, Tennessee**, you have easy access to local dining, charming antique shops, and everyday grocery necessities.
- **Proximity to Nashville:** Located roughly 75 miles west of Music City, this property boasts incredibly convenient proximity to **Nashville**. It is far enough away to offer a peaceful, rural lifestyle, but close enough to easily enjoy a night out in the city or commute for work.
- **Education:** Families building their primary residence here will be served by the **Humphreys County school system**, which includes Waverly Elementary, Waverly Junior High, and Waverly Central High School.

Don't miss out on one of the best lots available on the water. The blending of the Tennessee River's natural beauty with Kentucky Lake's recreational opportunities makes this property more than just land-it's an investment in a lifestyle.

The community also has a private boat ramp. This property is located in an HOA. Dues are \$350 annually.

For more information, contact:

Chris Dowdy

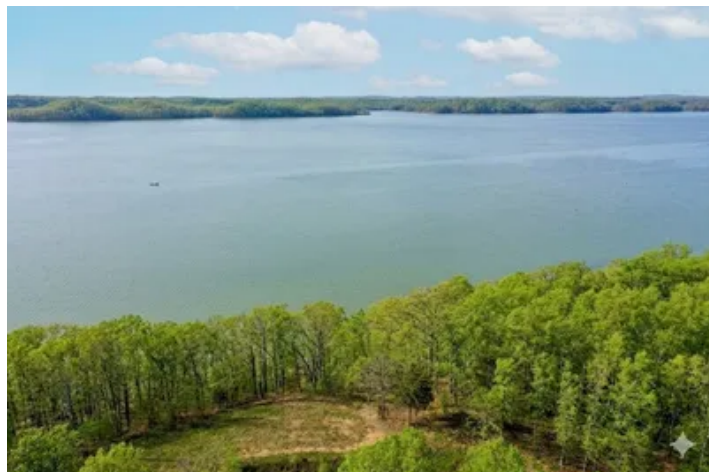
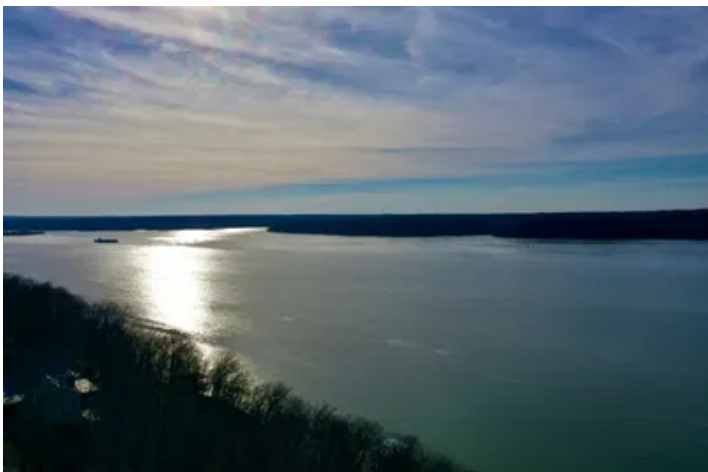


[615-506-0776](tel:615-506-0776)

cdowdy@mossyoakproperties.com

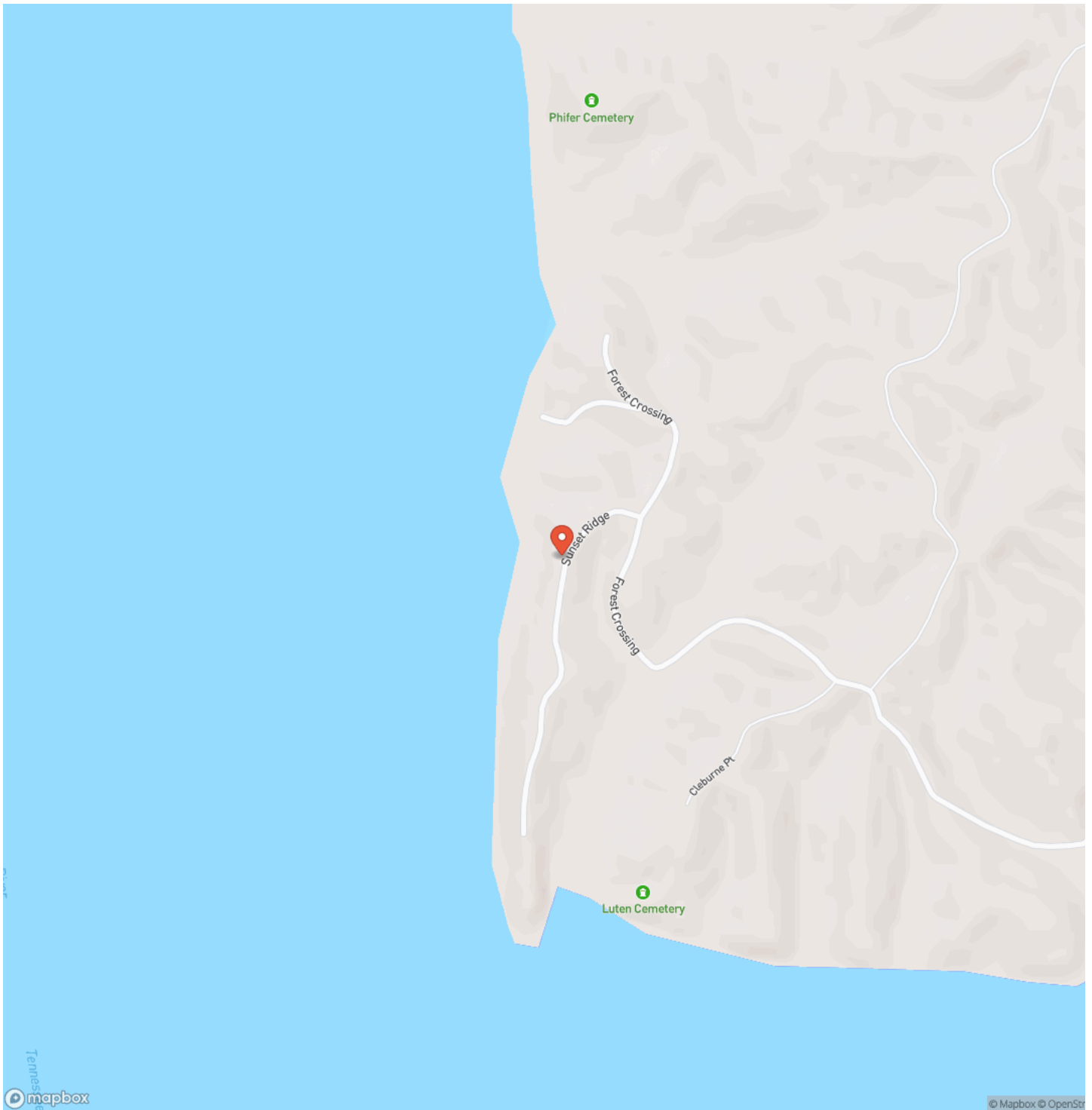


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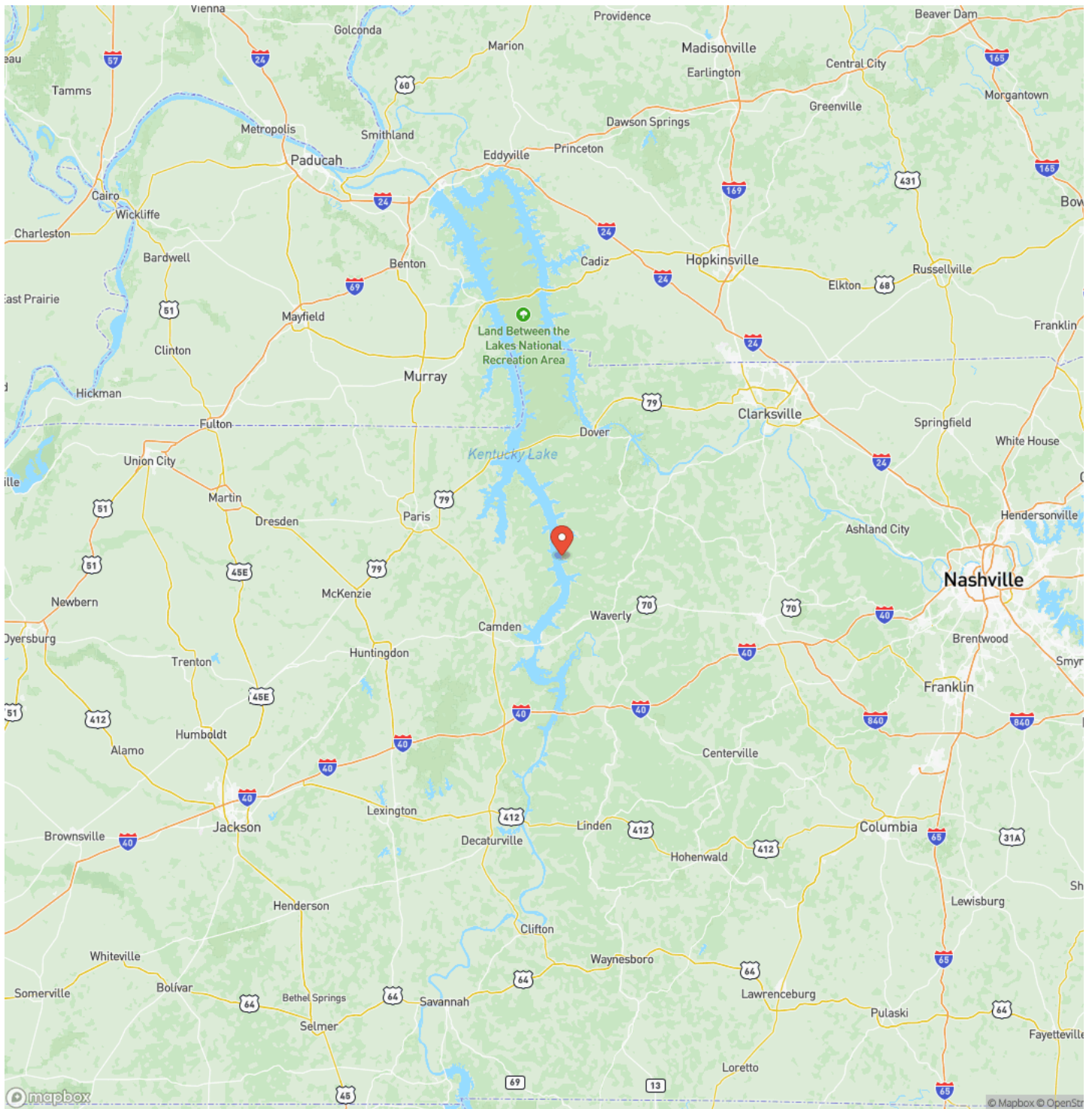
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Locator Map



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Locator Map



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Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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