

15764 CHANNEL POINT DRIVE
SALE CREEK | HAMILTON COUNTY, TN
\$75,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (423) 568-8339

15764 CHANNEL POINT DRIVE

PROPERTY PROFILE

LOCATION:

- 15764 Channel Point Drive
Sale Creek, TN 37373
- Hamilton County
- 15± Minutes to Dayton
- 40± Minutes to Cleveland
- 45± Minutes to Chattanooga

COORDINATES:

- 35.40081, -85.03406

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 0.75± Acres
- Ready to Build
- Utilities at the Road
- Access to Lake Chickamauga
- Includes a Private Boat Slip at
Channel Pointe Dockowners
Community Area

TAX INFORMATION:

2023 - \$307

- Tax ID 016C B 028



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JASON HEATHCOE

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 15764 CHANNEL POINT DRIVE

ARE YOU SEARCHING FOR A PLACE TO BUILD YOUR DREAM HOME? Now is the time to take a look in the Channel Point Community in Sale Creek, Tennessee. Located about 15 minutes from Dayton and 45 minutes from Chattanooga, this Hamilton County 0.75± acre residential lot is going to make someone proud! Upon initial evaluation of the property, several whitetail deer were part of the welcoming committee. Utilities are available at the road making one step of the building process convenient! One special point to note about this property: roughly 100 feet away is a private boat slip on Lake Chickamauga at the Channel Point Dockowners Community Area.

Contact Jason Heathcoe today to explore the opportunity to call Channel Point home.



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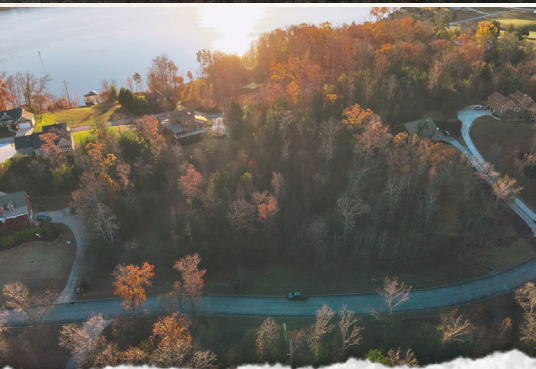
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land id. LINK



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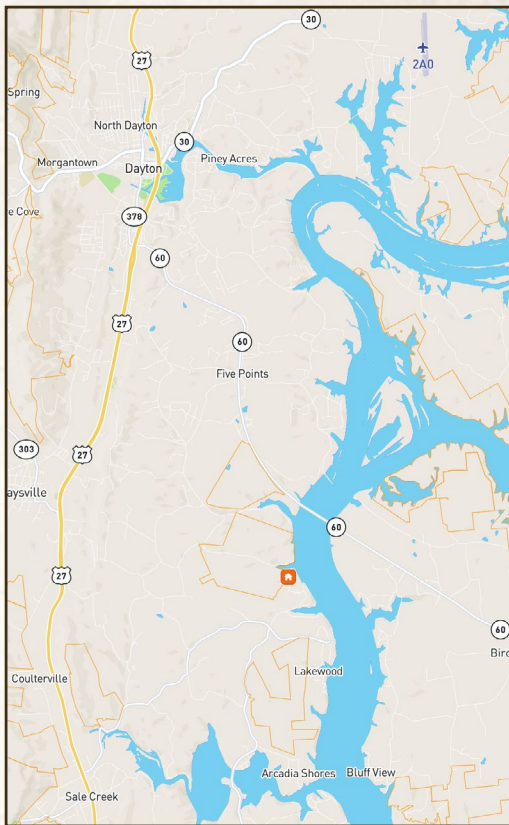
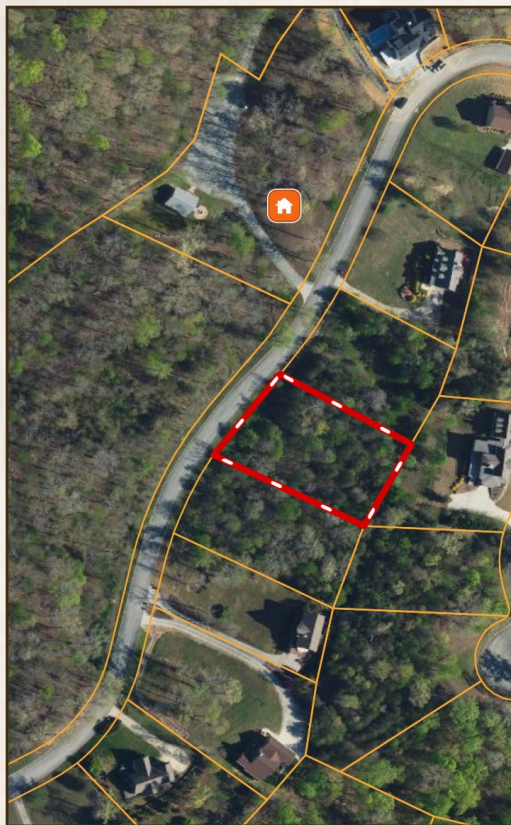
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Directions From Dayton, TN: Travel 8.8 miles south on Highway 27. Turn left on Daugherty Ferry Road and proceed 1.4 miles. Turn left on Burton Road and continue 0.9 miles. Turn Left on Boat Hook Lane. In 0.3 miles, turn right on Channel Point Drive. In 0.1 mile the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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