



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**15732 CHANNEL POINT DRIVE**  
**SALE CREEK | HAMILTON COUNTY, TN**  
**\$55,000**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 15732 CHANNEL POINT DRIVE

## PROPERTY PROFILE

### LOCATION:

- 15732 Channel Point Drive  
Sale Creek, TN 37373
- Hamilton County
- Close Proximity to the  
Community Boat Ramp  
& Facilities
- 11.5± Miles S of Dayton
- 32.4± Miles NW of Cleveland
- 39± Miles N of Chattanooga

### COORDINATES:

- 35.40049, -85.03427

### PROPERTY USE:

- Residential

### PROPERTY INFORMATION:

- 0.75± Acres
- Ready to Build
- Utilities at the Road

### TAX INFORMATION:

- 2023 - \$308
- TAX ID 016C-B-027



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**JASON HEATHCOE**  
PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO 15732 CHANNEL POINT DRIVE

**THIS PLACE IS GOING TO MAKE SOMEONE A BEAUTIFUL HOME SITE!** Situated on Channel Pointe Drive in Sale Creek, TN, this 0.75± acre residential lot is ready to roll! Channel Pointe is known for being one of the area's premier waterfront communities, and here is a chance to have your home in this incredible development. The lot sits just a couple of hundred feet away from the entrance to the private, gated community boat dock, which has year-round deep-water access, an outdoor fire pit, and a covered pavilion. The Hamilton County property is near Chickamauga Lake, about 15 minutes from Dayton and roughly 45 minutes from Chattanooga. Utilities are available at the road, with EPB Fiber Internet available as well. Transform this land into a homeplace that you and your family will be proud of for years to come.

**Contact Jason Heathcoe today for more information and be on your way to making 15732 Channel Point Drive your new address!**



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SALE CREEK

HAMILTON COUNTY, TENNESSEE



SUBJECT PROPERTY

COMMUNITY BOAT RAMP &  
OUTDOOR SPACE



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SALE CREEK

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land id. LINK



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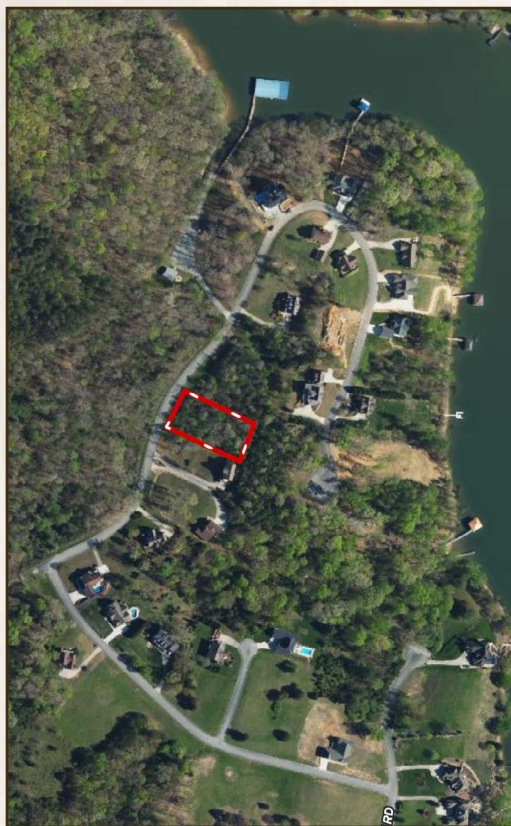
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Directions From Dayton, TN: Travel 8.8 miles south on Highway 27. Turn left onto Daugherty Ferry Road and proceed 1.4 miles. Turn left on Burton Road and travel 0.9 miles. Turn left on Boat Hook Lane and continue 0.3 miles. Turn right on Channel Point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

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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