Lot 28 Eagle Ridge Parkway, Butler, TN 37640

$150,000 · MLS #9984731 · www.brphomes.com/mls/9984731



3.2
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 3.2
Association Fee Frequency: Annually
HOA Fee: $1,800

City Taxes: $0
County Taxes: $1,167.99
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Welcome to your dream destination in the prestigious Eagle Bay gated community, where luxury meets nature's unparalleled beauty. This expansive lot of 3.2 acres offers an extraordinary canvas to build your mountain lake home, surrounded by the pristine waters of Watauga Lake & the majestic backdrop of the Appalachian Mountains. This property is just a short golf cart or ATV ride from the private marina. Here, enjoy covered boat slips, a boat ramp, community fire pits, BBQ grills, & picnic tables. With underground utilities, & a community commitment to preserving the natural landscape, your new home will blend seamlessly with its serene surroundings. Watauga Lake, consistently ranked among

the cleanest in the United States, covers 10.05 square miles with 104.9 miles of shoreline, over half of which is protected national forest. This ensures unspoiled views & abundant wildlife, offering a truly tranquil living experience. Spend your days fishing in world-class waters from late April to the end of August, or simply revel in the panoramic vistas of the lake & mountains from your future home. Eagle Bay is not only a sanctuary of beauty but also conveniently located. Enjoy a 7-minute drive to the Watauga Lake Winery, a charming former schoolhouse, or the local Mercantile for all your essentials, including bait, tackle, hot meals, & groceries. Villa Nove Farm & Vineyard is just 8 minutes away for a delightful escape into local flavors. For broader adventures, Boone, NC, is a quick 35-minute drive, & Johnson City, TN, is only 60 minutes away, making this location perfect for both everyday living & weekend retreats. Whether you envision a peaceful retirement haven, a vacation retreat, or a smart investment opportunity, Lot 28 promises an exceptional lifestyle in one of East Tennessee's most breathtaking locales. Discover the limitless possibilities, where serenity, luxury, and natural splendor converge. Buyer/Buyer Agent to verify info.

Features & Amenities

EXTERIOR

Lake Access • Lot/Tract • Mountain(s) View • Pasture • Paved • Residential • Resort/Vacation • Rolling Slope • Water View • Wooded

OTHER

Above Average Condition • Aerial • Building Restrictions • Deed Restrictions • Site Built Permitted

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9984731