Lot 17 Cowan Town Road, Butler, TN 37640

$199,000 · MLS #9985907 · www.brphomes.com/mls/9985907



0.65
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.65
Association Fee Frequency: Annually
HOA Fee: $2,400

City Taxes: $0
County Taxes: $384.54
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

The premium lot is a stones throw from the shores of Watauga Lake with unobstructed lake views on a grassy cleared, easy-to-build lot at in Eagle Bay? The nearly level homesite in the highly desirable Eagle Bay community is ready for your vision with 3-bedroom septic permitted. Just across the street from the marina and picnic and fire pit area, it offers unobstructed lake and mountain views with underground utilities in place and gentle topography—making this one of the easiest build sites in Eagle Bay by far.

The lot's elevated yet nearly level position ensures long-range, year-round views of Watauga Lake, one of the cleanest lakes in the country, where 85% of the shoreline is protected by the Cherokee National Forest. Here, you'll enjoy the best of both worlds—peaceful lake living with paved roads, fiber internet, and underground utilities.

Eagle Bay is designed for relaxation, recreation, and community. Owners enjoy direct access to the private marina with available boat slip leases at $3,600/year, a boat ramp, lakeside fire pits, a sandy beach, and picnic areas. HOA dues are $2400/year. The community allows for site-built or approved modular homes with a minimum 1,200 sq/ft requirement, as well as short-term rentals. ATVs and horses are welcome, and camping is permitted for up to 7 days out of any 30-day period, with no required timeframe to build.

Beyond Eagle Bay, adventure is never far away. Hike the Appalachian Trail, enjoy local wineries, ski the nearby North Carolina slopes, or spend the day on the water boating, fishing, or wakeboarding. With Boone, NC, and Johnson City, TN, just a short drive away, you'll find the perfect blend of natural beauty, convenience, and investment potential. *Buyers/Buyer's agent to verify all information.

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Lake Access • Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • Public Maintained Road • Residential • Rolling Slope • Subdevelopment • Water View

OTHER

Above Average Condition • Building Restrictions • Covenant • Deed Restrictions • Electricity Available • Fiber Available • Horses Permitted • Modular Permitted • Plat • Private Water • Site Built Permitted • Survey • Underground Utilities • Utility Easement • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9985907