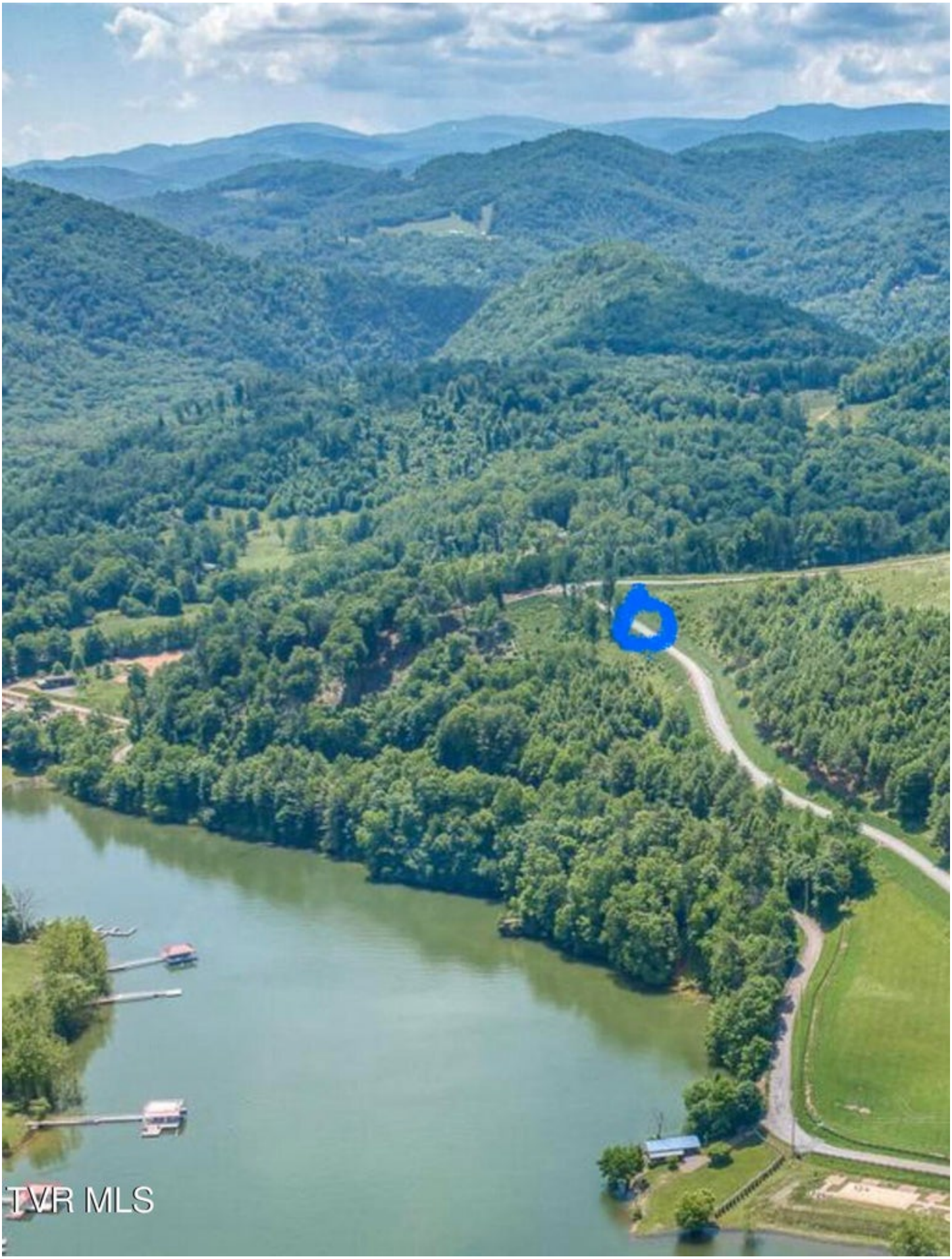
FOUND ON WWW.BRPHOMES.COM

Lot 23 Cowan Town Road, Butler, TN 37640

$225,000 · MLS #9994711 · www.brphomes.com/mls/9994711

Listing courtesy of Lake Homes Realty Smithville · MLS #9994711 · Generated November 10, 2026
Information deemed reliable but not guaranteed.



Listing courtesy of Lake Homes Realty Smithville · MLS #9994711 · Generated November 10, 2026
Information deemed reliable but not guaranteed.

2.85
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.85
Association Fee Frequency: Annually
HOA Fee: $1,600
City Taxes: $0
County Taxes: $1,000
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Welcome to Eagles Bay at Watauga Lake! Breathtaking mountain and lake views await on this exceptional 2.85-acre homesite in the prestigious gated Eagle Bay community on pristine Watauga Lake. At 2,000 feet in elevation, the parcel delivers the rare combination of generous acreage, true long-range mountain vistas, and deeded lake privileges -- all within one of Northeast Tennessee's most sought-after lakefront communities. Boat Slip is optional, Beach area for the subdivision. Perfect place to canoe, kayaks, or put your boat in if you decide the boat slip is not for you. The views are pretty amazing, and you literally walk down to the water or ride your golf cart. Parking areas for guests or RVs for a short Near the water, beach area, BBQ area, boat slip/docks are available, overlooking Watauga Lake. A soil test was done

Features & Amenities

EXTERIOR

Lake Access • Level • Lot/Tract • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Terrace • Vineyard View • Water View

OTHER

Aerial • Average Condition • Deed Restrictions • Electricity Available • Plat • Septic Tank Sewer • Well Water

Listing courtesy of Lake Homes Realty Smithville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994711