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Tbd Lot 34 Glen Eagle Trl/Cowan Town Rd Road, Butler, TN 37640

$119,900 · MLS #9995768 · www.brphomes.com/mls/9995768



3.03
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 3.03
Association Fee Frequency: Annually
HOA Fee: $2,400
City Taxes: $0
County Taxes: $1,219.92
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Located within the gated Eagle Bay community overlooking the Watauga Lake, Lot 34 on Golden Eagle Trail offers a distinctive opportunity to create a custom mountain residence in one of Northeast Tennessee's most desirable lake-oriented communities. Encompassing approximately 3.03 wooded acres with a naturally elevated landscape and frontage along Green Road, the property provides a setting that feels intentionally tucked away while still remaining connected to the area's outdoor and recreational amenities.

The homesite's rolling terrain and mature tree coverage create an ideal backdrop for a thoughtfully designed home that embraces both privacy and the surrounding mountain environment. Whether envisioning expansive outdoor living areas,

oversized windows framing seasonal mountain scenery, or a modern rustic retreat designed for entertaining, the property offers the flexibility to create a residence tailored to the lifestyle buyers are increasingly seeking in the Watauga Lake market.

Eagle Bay is known for its private paved roads, gated entrance, and carefully maintained development standards that help preserve both the visual character of the neighborhood and long-term property values. Community restrictions allow custom site-built homes as well as approved modular/system-built residences subject to architectural review. The community also permits short-term rentals, offering additional flexibility for buyers considering a luxury vacation rental or future investment property.

Owners enjoy access to the Eagle Bay Marina & Beach Club area, including lake access, common parking areas, and boating amenities, with opportunities to lease boat slips through the marina. Positioned near hiking trails, boating destinations, and the Appalachian Trail, and Western North Carolina Ski Slopes the location supports an active outdoor lifestyle while remaining less than an hour from both Johnson City, TN and Boone, NC for access to dining, shopping and other area attractions.

Electric and fiber internet are available, while well and septic installation allow flexibility in homesite planning and design. For buyers searching for a refined mountain-lake setting with strong lifestyle appeal and lasting value potential, Lot 34 presents a compelling opportunity within the Eagle Bay community.

All information derived from third party documentation and is deemed reliable but not guaranteed. Buyers and buyers agents to verify.

Features & Amenities

EXTERIOR

Lake Access • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Rolling Slope • Wooded

OTHER

Above Average Condition • Additional Road Frontage • Aerial • Building Restrictions • Electricity Available • Fiber Available • Modular Permitted • Site Built Permitted • Well Water

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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