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# Lot 4 Eagle Ridge Parkway, Butler, TN 37640

**$220,000** · MLS #9996546 · www.brphomes.com/mls/9996546




**0.75**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 0.75
**Association Fee Frequency:** Annually
**HOA Fee:** $2,400

**City Taxes:** $0
**County Taxes:** $404.98
**Elementary School:** Doe
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Located right at the gate in the Eagle Bay community overlooking beautiful Watauga Lake, Lot 4 offers a rare opportunity to build your dream mountain-lake retreat on a gently sloping 0.75-acre homesite with stunning year-round lake and mountain views. Located just a short walk from the shoreline, this cleared and highly buildable lot combines exceptional accessibility with the scenic beauty that has made Watauga Lake one of Northeast Tennessee's most sought-after destinations.

Unlike many mountain and lake properties where challenging terrain can complicate construction, Lot 4 features favorable topography that allows for a variety of home designs, including the potential for expansive outdoor living spaces and a walk-out lower level. Utilities are available, including electric and fiber internet, making the property equally suited for a full-time residence, vacation home, or investment property.

Eagle Bay was thoughtfully designed to preserve both natural beauty and long-term value, offering gated entry, paved roads, underground utilities, and architectural standards that help maintain the integrity of the community. Owners enjoy access to the private marina, boat ramp, lakeside fire pits, picnic areas, and beach area. Boat slips may be available for lease through Eagle Bay Marina & Beach Club, providing convenient access to one of the cleanest lakes in the country, where approximately 85% of the shoreline is protected by the Cherokee National Forest.

Short-term rentals are permitted, creating additional flexibility for owners seeking income-producing potential. There is no required timeframe to build, allowing buyers the freedom to enjoy the property now while planning for the future.

Conveniently located less than an hour from both Boone, North Carolina and Johnson City, Tennessee, Eagle Bay offers easy access to dining, shopping, wineries, hiking trails, ski resorts, and endless outdoor recreation. Whether your ideal day includes boating, fishing, paddleboarding, hiking the Appalachian Trail, or simply enjoying the peaceful lake views from your future porch, Lot 4 provides an exceptional setting to create a lasting mountain-lake lifestyle.

## Features & Amenities

**EXTERIOR**

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

**OTHER**

Above Average Condition • Aerial • Building Restrictions • Covenant • Electricity Available • Fiber Available • Plat • Private Water • Septic Tank Sewer • Site Built Permitted • Underground Utilities

Listing courtesy of Lantern Real Estate

SCAN TO VIEW ONLINE
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